



Dunsfold Neighbourhood Plan

Engagement Statement Appendices

March 2023



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Appendix A: January 2018 Public Meeting Presentation



DUNSFOLD

Neighbourhood Plan

Background

Waverley Local Plan – Part 2

Dunsfold

Sites with planning permission

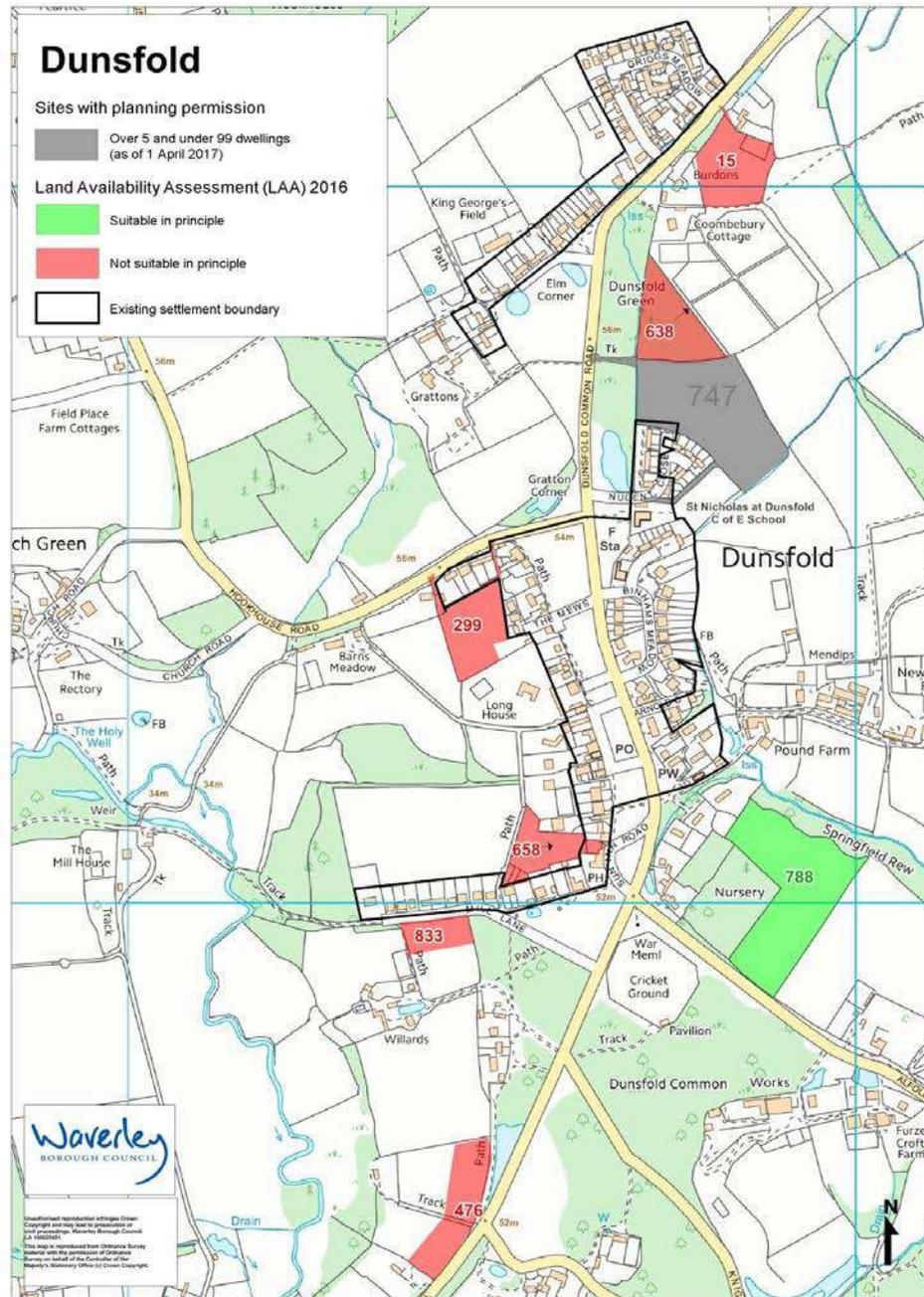
Over 5 and under 99 dwellings
(as of 1 April 2017)

Land Availability Assessment (LAA) 2016

Suitable in principle

Not suitable in principle

Existing settlement boundary



Waverley Suggested Housing Sites in Dunsfold

Local Plan Part 2 – Non Strategic Policies & Sites – 2013 - 2032

Green and Red sites based on Waverley Assessment of LAA 2016 sites put forward - target 80 houses – all sites except 476 are within 100m of the settlement boundary.

Only site 788 was given green status. Three sites have been rejected at appeal – 15,833, 476

This was in a consultation document June 2017

After Part 1 Inspection Waverley increased Dunsfold allocation of housing to 100



Dunsfold Airfield

15

638

Site 747

299

788

658

833



747

638

15

Dunsfold Airfield

Site 747



Ale House
Field 658



Mill Lane 833





Dunsfold Airfield

Site 788 Alfold Road



Where have we got to

Dunsfold Parish Council

A Neighbourhood Plan



- The Parish Council voted to produce a Neighborhood Plan & registered with Waverley
- Waverley agreed the settlement boundary and that the plan would cover the whole of the parish
- Waverley has nominated an officer to support us with the plan
- A Steering group (volunteers) and terms of reference have been established
- Grants have been applied for and received

Making the Plan



- The Steering Group **manages** the work and reports to the Parish Council
- All aspects of the plan will be **transparent** and based on village consultation
- We must reach out to **everyone** – old, young, married, single, businesses, sports and social organizations,
- Once plan is complete the **Parish Council signs off** the plan and Waverley checks for proper process.

Approving the Plan

- Next there is a six week consultation on the plan with the Community
- Then an Examination by an independent examiner
- Waverley will arrange for a referendum of those on the Parish Electoral Register
- If the vote in favour is **MORE THAN 50%** of those voting Waverley must bring the plan into force

WHY make a Plan

- If we do not - then **Waverley Local Plan** rules our village and allocates housing sites
- If we do - the community has a say in how our village develops
- If we do not - **we can not count** any houses on sites less than 5 houses and any sites outside 100m of the settlement boundary
- If we do - we can set policies to protect open areas, have a vision through a design statement (update 2002 version?) and reflect the desires of the residents for their community.
- If we do not – when Waverley considers planning applications **they decide it on their policies** – we could get 100 houses in the settlement boundary a **40% Increase**

What do we hope to achieve



- Select a period to reduce the number of houses allocated
- Offer the village a choice of sites and options
- Reflect local needs in housing choice
- Reflect the community views in local policies
- To listen to your views and be honest and open
- To consult at every stage



Your Plan – Your village



Appendix B: Housing Development Survey Feedback Report



Housing Development Survey April 2018

Louise Williams
Surrey Community Action

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Appendix 1 – Settlement and Conservation Area Maps

Appendix 2 – Additional Comments

Appendix 3 - Survey

Report Summary

This report sets out the results of the housing development survey conducted for the Dunsfold Neighbourhood Plan which took place in March 2018 to gather the views on the future development of housing within the Parish.

A summary of the findings follows:

- 26% of households responded to the survey.
- 86% considered themselves well housed.
- 7% were homeowners looking to downsize.
- 66% only wanted to allow development in special circumstances during the next 5 years
- 70% wanted to see small family homes developed
- 45% wanted to see developments of 6 or less homes
- 34% were in favour of infill
- 47% wanted to see the building of new homes spread across the Parish.

23 respondents stated they needed to find alternative accommodation within the next 5 years and 9 were unsure. About half indicated they were interested in renting or shared ownership.

The 2013 survey asked fewer questions so it is not possible to do a full comparison of the results, however;

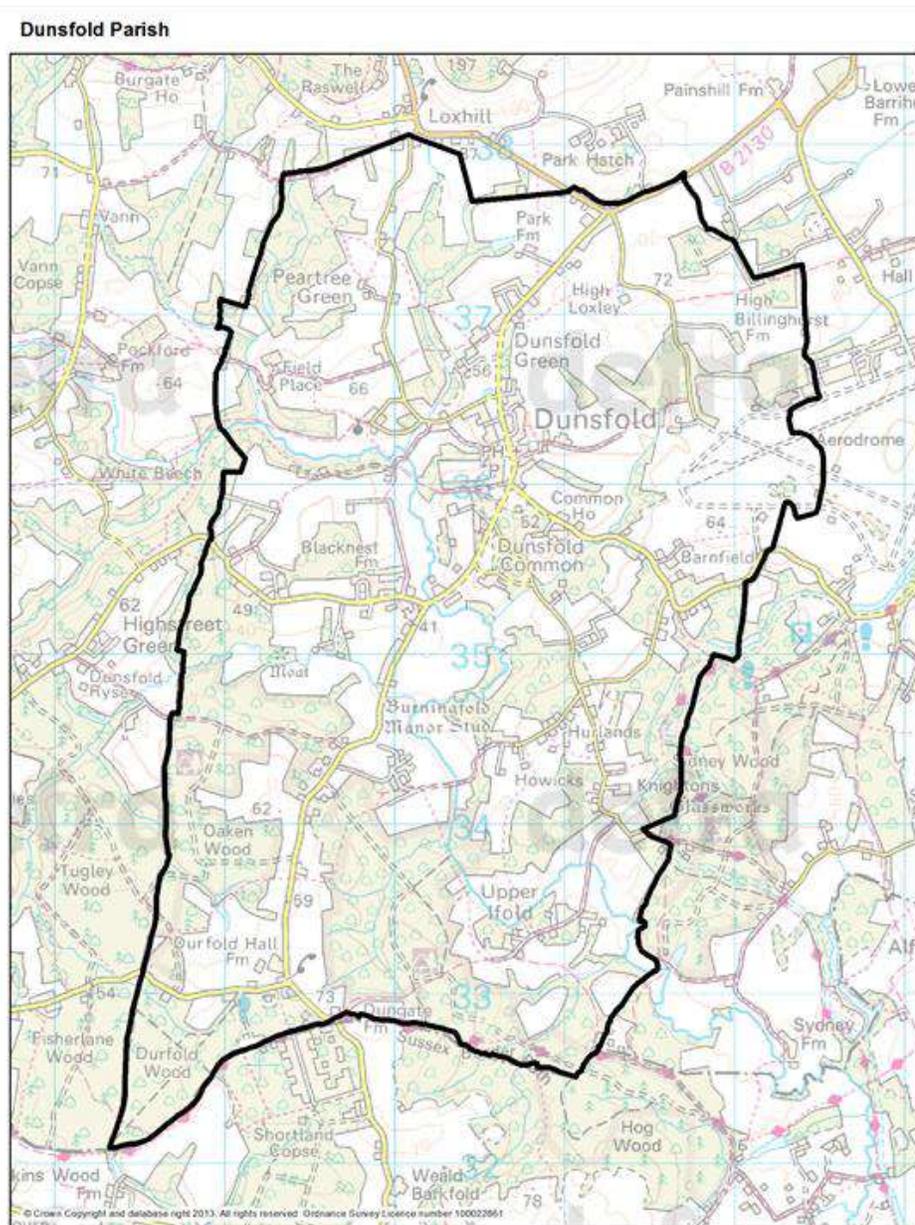
- there was a 30% response rate to the survey
- 30 households were identified as being in need
- 22 households were looking for rented accommodation
- 8 were interested in shared ownership

Key Comments

- For Dunsfold to retain its rural/village feel
- The need to improve local road infrastructure particularly considering the Dunsfold Park Development.
- To consider the ageing population who wish to downsize
- Affordable homes for young families
- Development which is sympathetic to existing village design.

Introduction

The Dunsfold Neighbourhood Plan area was approved on 2nd August 2017 and covers the same area as the Parish boundary shown below and includes part of Dunsfold Aerodrome. The survey was designed to gather opinion on the future development of housing and to assess the level of need of those responding. The report sets out the responses to the survey along with information on the current housing market and how this may impact upon the local community.



Source: 2011 Census Output Area boundaries, Crown Copyright.
Crown Copyright material is reproduced with the permission of the controller of HMSO.
Produced by Oxford Consultants for Social Inclusion, www.ocsii.co.uk, April 2013

Dunsfold Background

Dunsfold, a small village of approximately 1000 people, in 480 properties, lies just over 8 miles from Guildford and around 5 miles from Cranleigh, in the borough of Waverley. It's a vibrant village that has retained its village shop, which is now run as a community shop by local people (with post office), village hall, pub, thirteenth century church and a wealth of local groups and organisations.



The village has a detailed Village Design Statement which was adopted by Waverley Borough Council in April 2001. Whilst there is no single 'typical style' of building the older properties tend to be of red brick with a clay tile roof, often set back from the road and in good sized plots. Many of the properties are two stories with the first-floor windows sitting closely under the eaves. Other styles include post war bungalows along with larger Victorian and Georgian homes. There are 75 listed buildings within the village, 49 of which are houses, this equates to 10 per cent of the total stock being Grade II listed.



Within the settlement area, there are two conservation areas covering the village, which include the area surrounding the Church and that of the common. The conservation areas were reviewed and the changes adopted by Waverley Borough Council in April 2017. (Detailed maps are attached as Appendix 1)



In the past 2 years, there have been several planning applications, the majority of which are related to a single dwelling, often infill. Of significance is the approved application of 42 homes on land adjoining Nugent Close, of which 17 will be affordable. In addition, on 27 April, approval was given for 8 affordable dwellings on the land adjoining Springfield Cottage, Alfold Road, Dunsfold, with priority given to those with local connections. In March 2018 the Secretary of State approved plans for the development of 1800 homes at Dunsfold Aerodrome, just under half of which falls within the

boundary of the parish whilst the other half is shared with Alfold. However, the plans show that most of the houses on Dunsfold Aerodrome will be in Alfold.

Setting the Scene

Surrey, often seen as an affluent County with a strong housing market, has its own unique problems when it comes to new housing development. Large areas of the County fall within the Green Belt, Areas of Outstanding Natural Beauty, Areas of Special Scientific Interest and some settlement areas are often subject to conservation area regulations.

Typically, many of the new homes built within the rural areas of Surrey have been achieved either via infill, garden division or the demolition of single houses within large grounds and the building of 3-4 new homes in their place. An increasing number of the original 'village' type properties have been extended leading to a loss of the smaller cottages which historically would have made ideal 'entry level' properties. Combined with the loss of many of the traditional council homes through the right to buy makes it very difficult for families to be able to afford to live Surrey's rural villages and most have seen an increasingly ageing population.

Over the years this has resulted in a gradual decline for many of the rural villages, increasing property values, an ageing population, local schools lost through declining local numbers in turn impacting on local shops, schools and bus services leading to an over reliance on private vehicles to name a few.

Defining 'Housing Need'

Housing need in this context is defined as follows:

- The need for an individual or household to obtain housing which is suitable to their circumstances;
- It implies that there are issues or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector;
- Such problems may be concerned with housing costs, size, location, layout, state of repair or security of tenure;
- This need may be immediate or anticipated in the near future.
- It may also include ageing households who are looking to downsize but remain within the locality.

Defining 'Affordable' Housing

In recent years, it has become more difficult to agree exactly what is defined as affordable housing. The current government definition¹ is:

'Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices'

Tenure Types

Open Market

The price of property is determined by supply and demand, there are no restrictions placed on who can purchase.

Discounted Market Sale

The product is discounted, usually in perpetuity, to those with a defined need with the discount being applied at each point of sale (following valuation). The defined need may be financial and/or geographical for example.

So, a £300,000 property has a 20% discount applied at the first point of sale and is sold for £240,000. 10 years later the same property is revalued at £400,000 and sold for £320,000.

The discount is 'locked' into the asset usually through a covenant on the land or property.

Affordable Rent

Historically the guide to what is affordable has been 30-35% of a household's net income. For some even these 'affordable rents' can now be unaffordable and with the push towards 'affordable rents' (80% of open market rents) households could potentially be looking to spend over £14,000 pa on an 'affordable rent' property in a typical rural area in Surrey. The average social rent is around £8,000 per annum.

The situation is further complicated by restrictions on the Housing Register eligibility criteria where those with a gross income of over £60,000 or savings/assets more than £30,000 will not qualify. Whilst this is considered a healthy income, it may not be enough to buy a property in rural Surrey nor can all households afford to privately rent. Such families are often caught between the two, being too rich for one and too poor for the other.

¹ <https://www.gov.uk/guidance/definitions-of-general-housing-terms#social-and-affordable-housing>

Shared Ownership

This is where you purchase a % of the property and rent the remaining %, typically from a Housing Association. This housing tenure may be an alternative option as it offers the opportunity to gain a foot on the housing ladder whilst building up some equity in the property, however this option should be approached with some caution. Again, with house prices being so high the actual level that people may be able to afford to buy into may be less than the normal 40% of the property value. In turn this means the rental percentage will be higher too. Problems may also occur on re-sale, where a homeowner has 'staircased up'² The re-sale price may be too high for those looking to purchase, or because the income levels for this tenure type is currently capped at £80,000, those that may be able to afford it may be earning more than this amount. This rather limits the product to those who have a reasonably sized deposit, and who do not earn over the prescribed limit.

Starter Homes

The Housing and Planning Act 2016 introduced a further affordable housing tenure, 'Starter Homes'. These are homes which are to be sold at 20% discount on the market price to people under the aged of 40. However, the cap is set at £250,000. The average house price in Surrey is over £480,000, therefore even with a 20% discount (£96,000) this is still way above the cap set. Some smaller properties and flats may fall just within this price range in urban areas but such properties (high rise flats) would not be appropriate within a rural setting.

Help to Buy

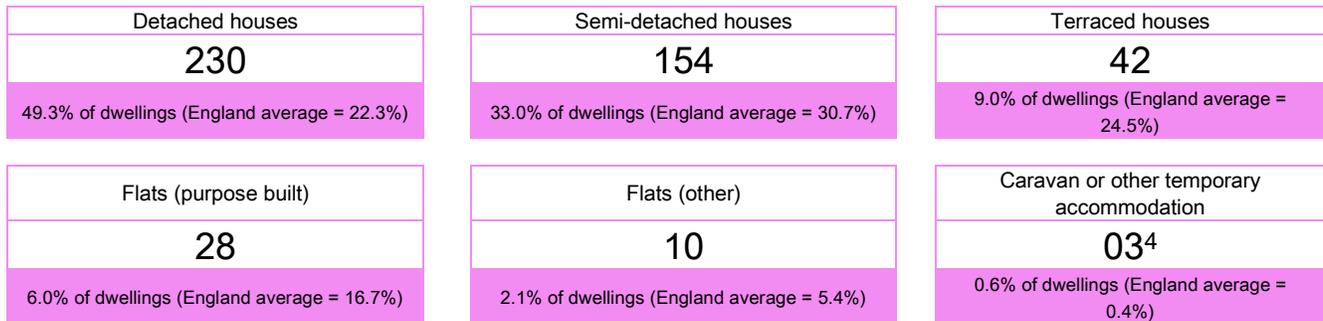
Providing help to buyers through Equity Loans, the Government provides a loan of 20% towards the cost of new build homes (up to £120,000) meaning purchasers only need to find a 5% deposit and a 75% mortgage. Interest is only paid after 5 years and the full loan is due after 25 years or if the property sells. Taking the average house price in Surrey at £484,735, allowing for the maximum £120,000 loan and minus a 5% deposit the purchaser would still need to have an income of just under £100,000 per annum (assuming a 3.5 loan to value ratio) The Government Help to Buy ISA does however offer an opportunity to save towards a deposit with a maximum £3,000 bonus for each purchaser.

² This term refers to the act of increasing the percentage of ownership.

Local Housing Demographics³

Like so many other rural areas in Surrey, Dunsfold is dominated by detached properties with the percentage of detached homes being double that of the England average and the number flats falling well below the England average.

Fig 1. Housing stock in Dunsfold Parish from 2011 Census



With regards to tenure Dunsfold is 8.7% higher than the average level for home ownership and approximately 3% below the average for socially rented homes. 7% of all homes are privately rented.

Fig 2. Household Tenure Type – 2011 Census

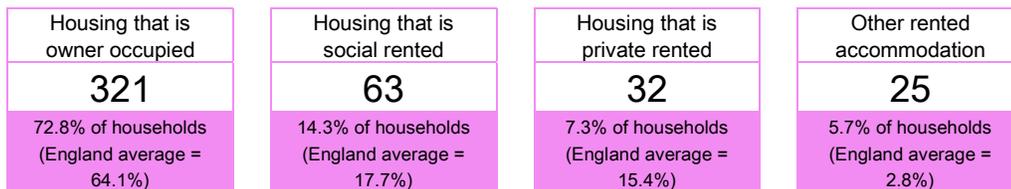
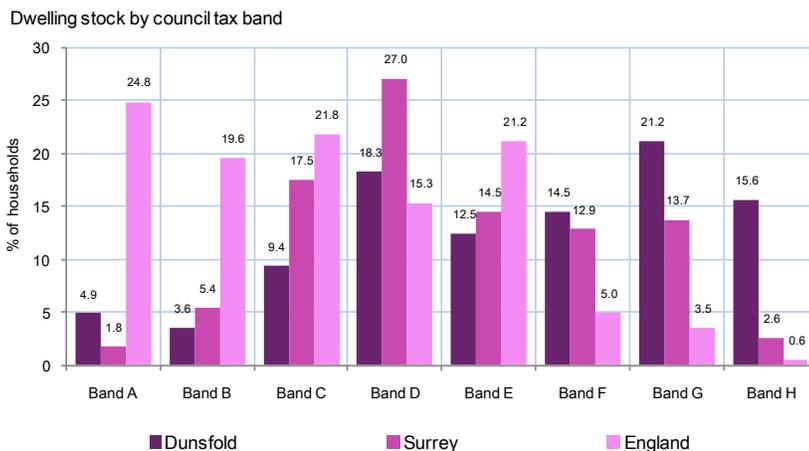


Fig 3 illustrates the proportion of properties in each council tax band, Dunsfold has a significantly higher percentage of properties in Band G and H.



These price bands are set nationally, so can help show how the cost of all local property (not just those properties that have recently been sold) compares with other areas in both Surrey and England.

³ Source: Census 2011 (table KS401EW)

⁴ Please note that the data from the census records the number of households in situ on 27th March 2011 and may not reflect those residing in caravans at other times of the year

Figures 4 and 5 show data from the land registry office. Figure 4 illustrates all sold prices in the GU8 4 postcode area between 2016-2018 and figure 5 illustrates just the new build property prices from 2012-2015. There have been no new builds (which have been sold on the open market) since 2015.

Fig 4.

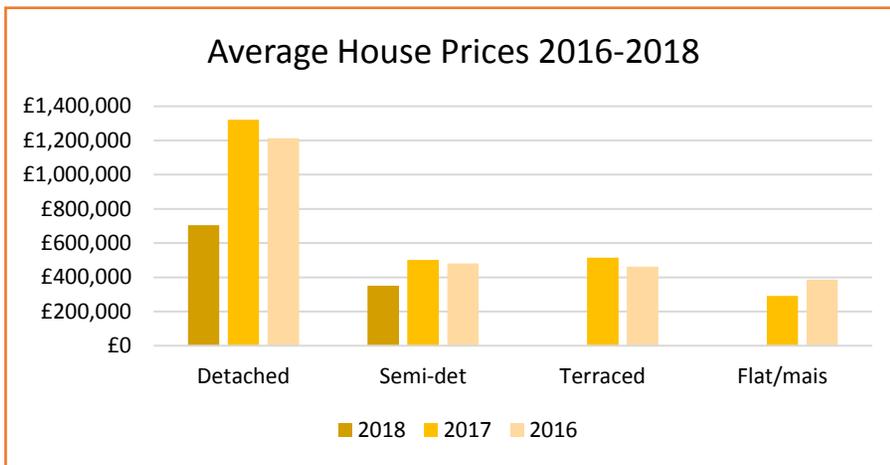


Fig 5.

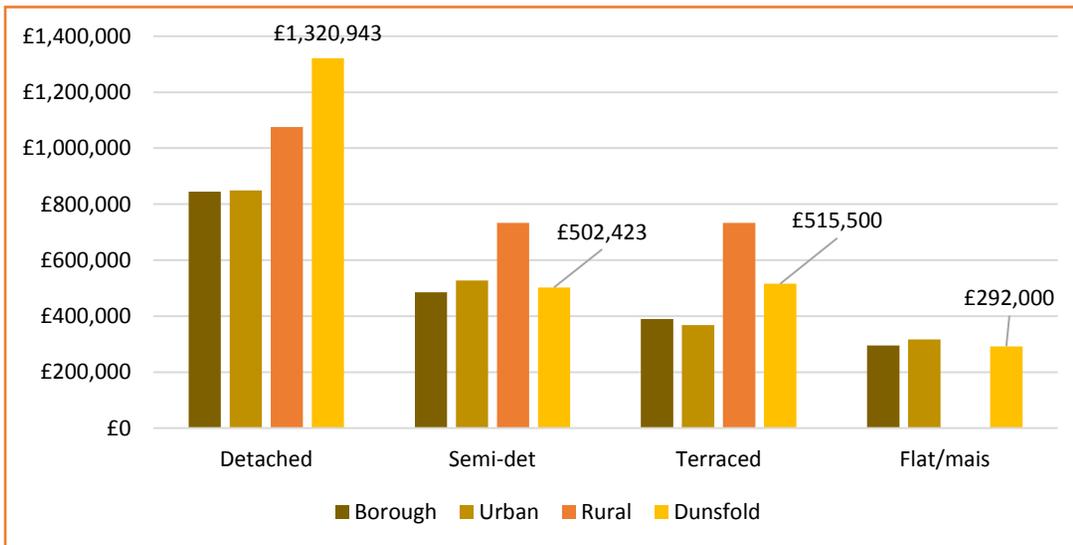
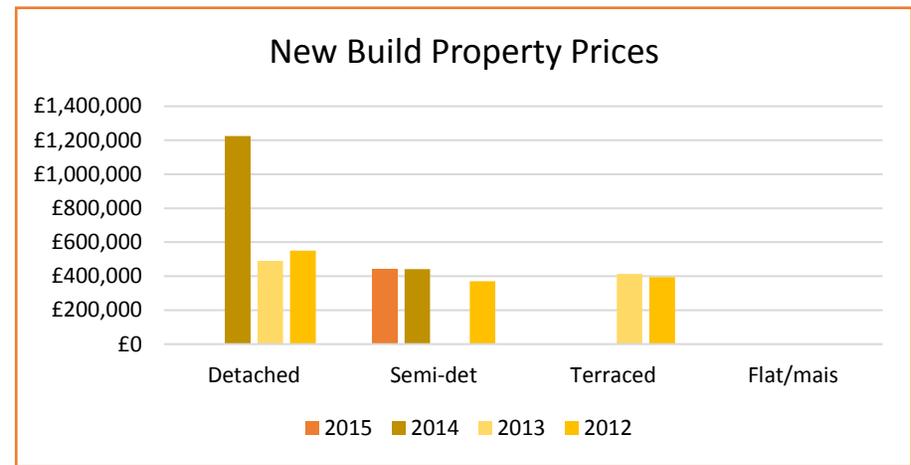


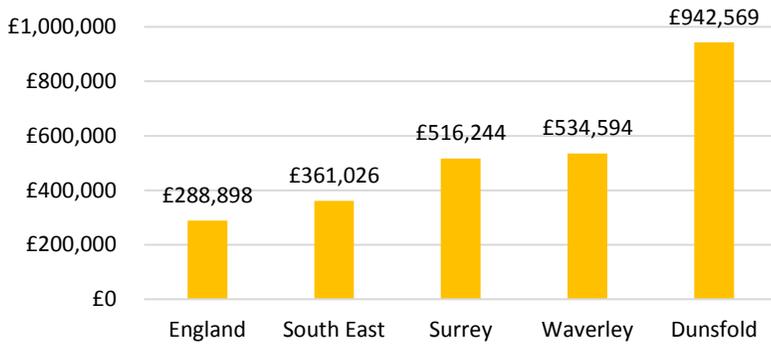
Fig 6

Fig 6. Provides details of current average house prices within the borough, as you can see these are more often closely associated with urban areas such as Godalming or Farnham, compared with other rural areas in the borough the average price of a semi-detached or terraced home is less, however the difference in the cost of a detached home is almost £300,000 more.

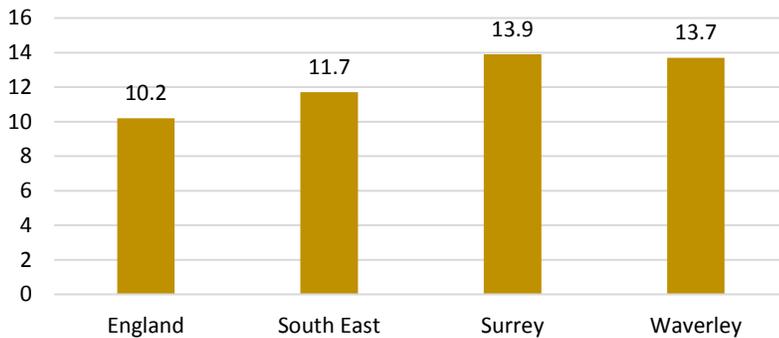
Figs 7, 8 and 9.⁵ – 2017/2018

⁵ National Housing Federation – Home Truths 2017/18

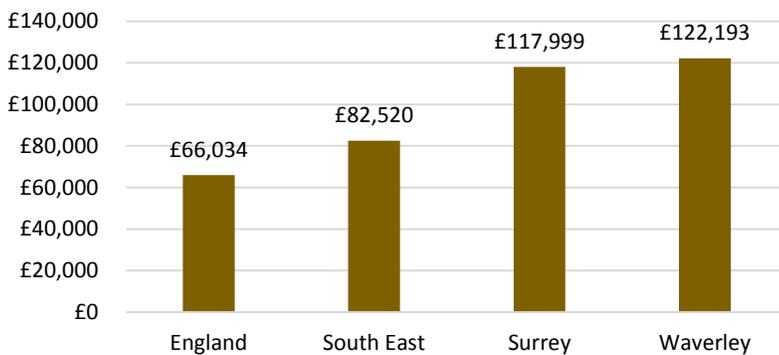
Average House Prices



Ratio of house prices to income



Gross Income required for 80% mortgage



Local Market

Figs 7, 8 and 9 illustrate the latest market figures for Dunsfold and how it compares locally, regionally and nationally.

Placed in the wider context, despite the recent dip in the price of property, Dunsfold is more than £650,000 more expensive than the England average, £426,000 more expensive than the Surrey average and £407,000 more expensive than the average for Waverley. For the period January 2017 to June 2018 Land Registry data for the postcode area of GU8 4 shows that 74 homes were sold in this period.

Whilst not the most expensive rural area in Surrey, the house price ratio in Waverley is now 13.7 times the average salary, meaning that to acquire an 80% mortgage you would require an annual household income of £122,193 (the average income for Waverley is £39,057) which places much of the property within the area out of the reach of the average family.

Current Property for Sale

A search was undertaken in April 2018, just 6 properties were on the market in Dunsfold and these ranged from £5.7 million for an 11-bedroom property to £485,000 for a 2 bed, semi-detached house.

Property Type	Asking Price
11 bed detached house	£5,750,000
6 bed detached house	£3,000,000 +
3 bed cottages	£750,000 +
3 beds semi-detached	£525,000
2 beds semi-detached	£485,000
3 beds semi-detached	£460,000

Private Rental Market

There were just three properties currently available or recently let, although the latest data from the National Housing Federation gives the average monthly private sector rent as £1,148 the properties available in Dunsfold ranged from £950 for a 1 bed flat/annex, £895 for a 2 bed-terrace and £1495 for a 3-bed barn conversion. However, it is difficult to explore what would be typical rental figures for the area because of the wide variety in the type of property available, which in itself is limited.

Where households are having difficulty in paying their rent, they can apply for Local Housing Allowance (LHA) which will pay up the maximum amount based on their housing need and the size of accommodation they live in.

In Waverley, the LHA⁶ rates for 2018/19 in the Guildford area are as follows:

Fig 11.

Local Housing Allowance rates (1 April 2018 – 31 March 2019)		
Number of Bedrooms	Weekly Rate	Monthly Rate
Shared	£86.56	£376.12
One	£170.67	£741.60
Two	£222.96	£968.81
Three	£276.07	£1,199.59
Four	£355.57	£1,545.04

Currently 28% of all housing benefit claimants in Waverley are in employment, (this compares to 24% nationally) once again illustrating the unaffordability for many households on low – average incomes.

⁶ Source. Waverley Borough Council

Current Affordable Housing

Waverley currently owns 45 properties in the parish. In addition, there are 12 affordable rented homes owned by London and Quadrant and 20 properties owned by English Rural which are a mixture of affordable rent and shared ownership. As of April 2018, there were 8 households on the Housing Register.

Fig 12. Social Housing Stock – Waverley Borough Council - Dunsfold

Property Type	No of units
1 Bed –	32
2 Bed – general needs	2
3 Bed – general needs	11
Total	45

Fig 13. Affordable Housing Stock – Housing Association - Dunsfold

Property Type	Rented units	Shared Ownership units
1 bedroom	-	1
2 bedrooms	9	8
3 bedrooms	9	5
Total	18	14

Fig 14. Typical Social Rents In Waverley

Property Type	Weekly	Monthly
1 Bed Bedsit	£83.29	£360.92
1 Bed Flat	£94.04	£407.51
2 Bed Flat	£110.26	£477.79
1 Bed Bungalow	£117.21	£507.91
2 Bedroom Bungalow	£130.06	£563.59
2 Bedroom House	£135.33	£586.43
3 Bedroom House	£137.63	£596.40

For the year 2017/18 there were just 3 properties which became vacant for re-letting.

*Renting a 3-bed house privately, in Dunsfold will cost you about **£899** a month more than if you rented from the local authority. Many households find themselves in the 'private rent trap' of being unable to save towards any alternative*

Housing and Development Survey – Purpose

The purpose of the survey was to provide a more detailed understanding of the views of local people towards development, to ascertain if a housing need existed and if so for what type of housing.

Typically, the level of response to surveys of this kind range from 10-30%, as most people living in the area are well housed and would not necessarily respond to a housing survey unless they felt it directly affected them.

The aim of this survey was twofold:

- To give all residents an opportunity to provide an opinion on the issue of housing development within the village;
- To assess whether there is a need for housing amongst residents and if so for what type of housing.

Part 1 of the questionnaire was designed to survey all residents about their views regarding the first point.

Part 2 was aimed specifically at those people who consider themselves to be in housing need, now or in the near future and is designed to help measure the level of need and type of housing by those people with a local connection to the Parish, both for affordable and open market housing (the needs of older people and emerging families)

Whilst the surveys were sent to all households in the parish, the survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population. Nor does the survey purport to assess the entirety of housing need in the area.

The forms were posted to all households listed with the local authority in March 2018 (this includes all annexes and caravans) and householders were supplied with reply paid envelopes, there was also an option to complete the survey online. A total of 123 responses were received within the timeframe and 2 were returned outside of it, these responses have not been included. This gives a response rate of 26%, which is quite acceptable for a survey of this kind.

The data from all returned forms has been collated and analysed as follows:

Fig 15.

		Completed Online	Hard Copy
Total distributed	480		
Total returned	123	19	104
Return rate	26%		

Please note that findings are based on 123 responses but not everyone responded to every question and percentages have been rounded up/down so may not total 100%.

Survey Findings

Q1. How would you describe your current housing situation?

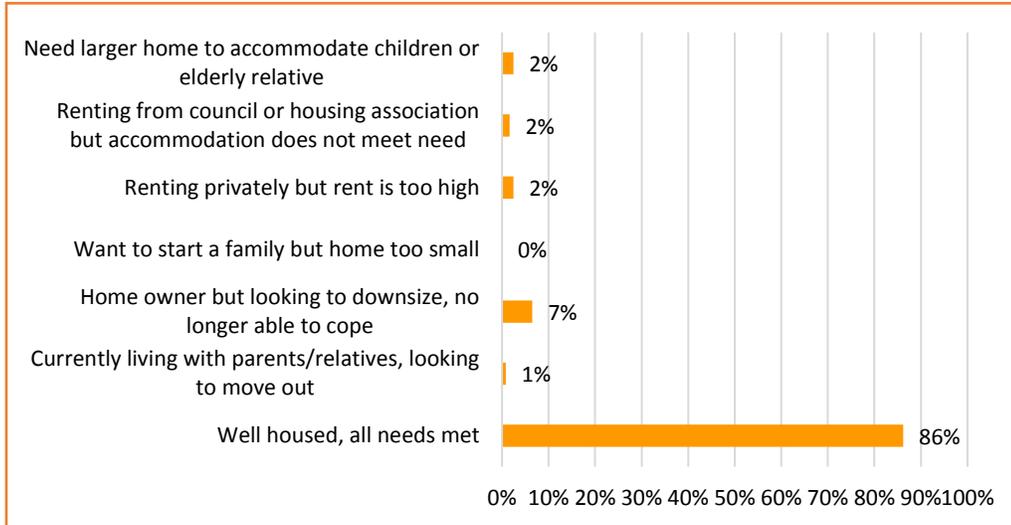


Fig 1.1 – Base: 123 respondents

86% of respondents (106) considered themselves well housed with all needs met. 7%, (8 households) were looking to downsize.

Q2. Do you plan or has any member of your household been forced to move out of the area for any of the following reasons?

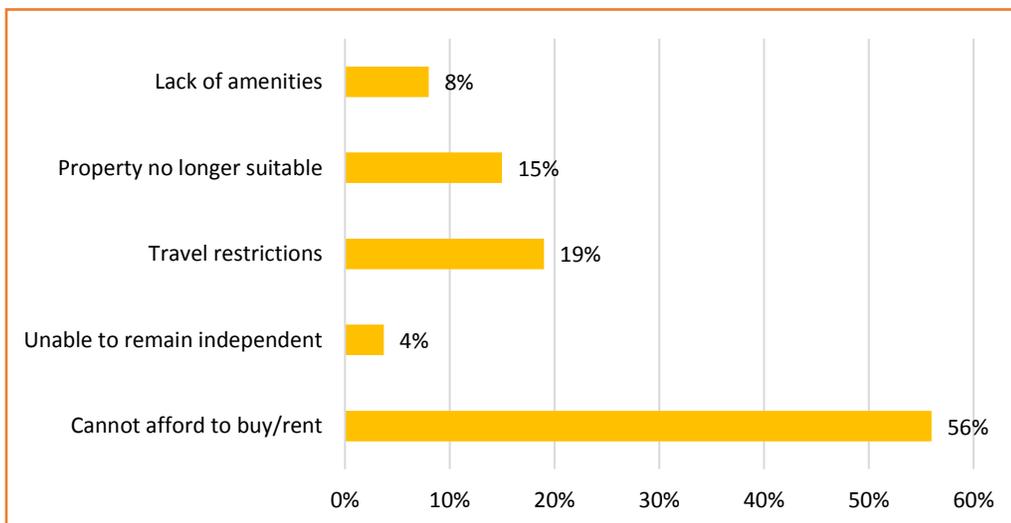
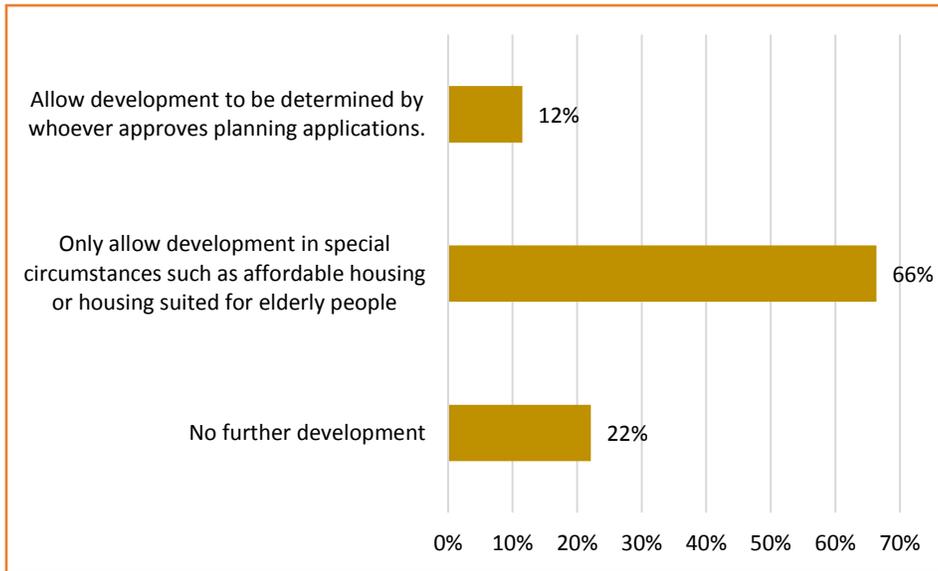


Fig 1.2 – Base: 96 respondents

The single biggest reason for needing to move out of the area was affordability with 56% of respondents (15 households) giving this as the reason.

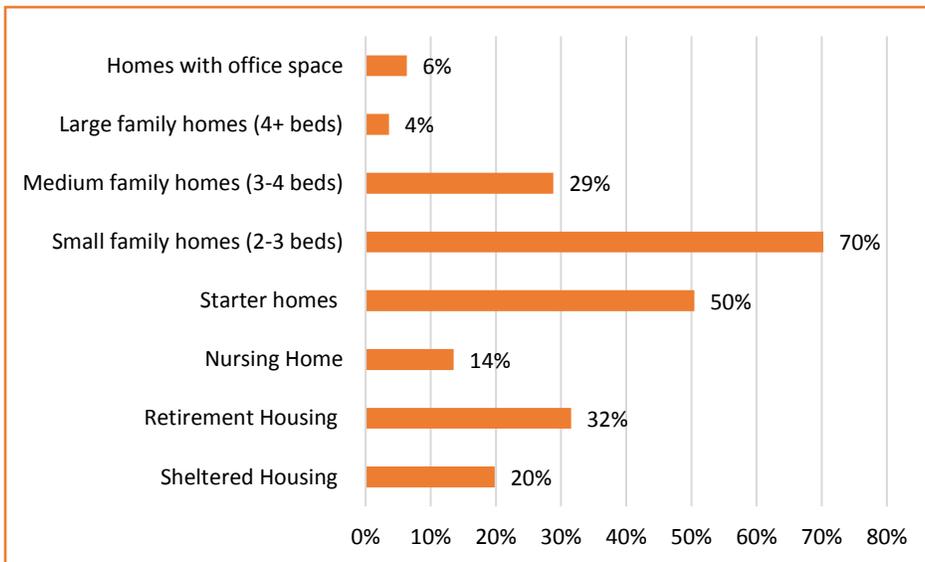
Q3. Thinking now of just the next five years how would you like to see the Parish develop?

Fig 1.3 – Base 113 respondents



66% of respondents only wanted to allow development to go ahead in special circumstances during the next 5 years. 22% did not want any further development at all.

Q4. What type of new housing would you like to see developed? (more than one answer allowed)



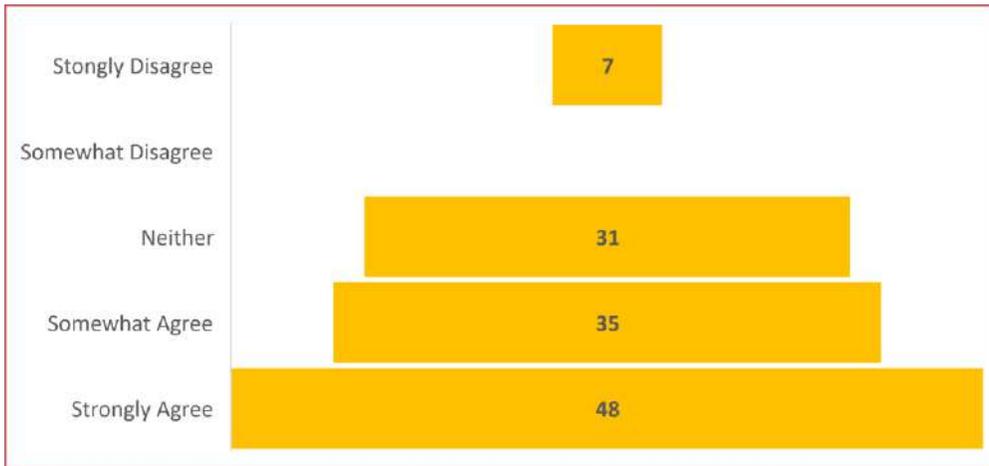
70% of respondents preferred to see the development of small family homes with 50% supporting starter homes.

32% were in favour of retirement housing with just 4% supporting the development of larger homes

Fig 1.4 – Base: 111 respondents

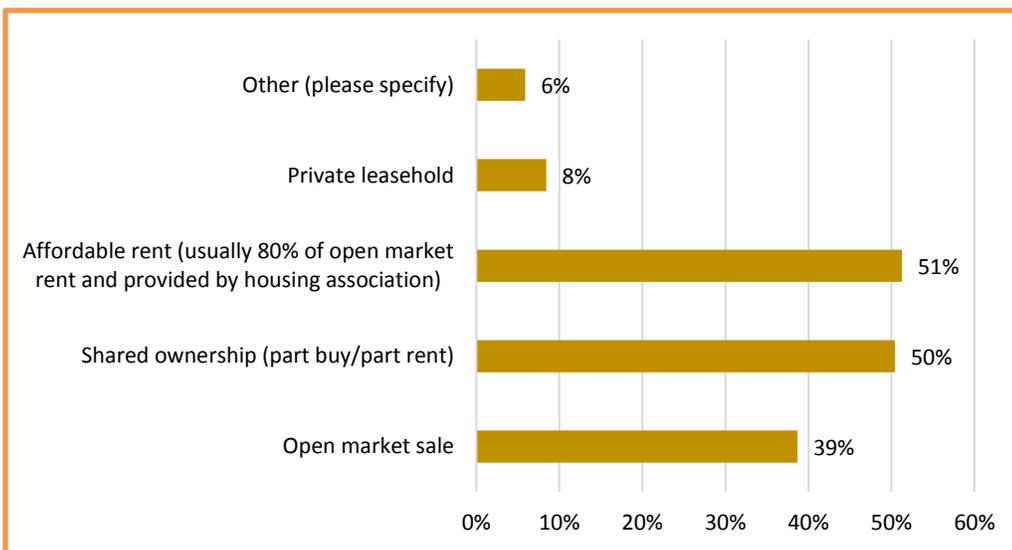
Q5. How supportive would you be towards new development where the homes were allocated or sold to people with a local connection?

Fig 1.5 – Base: 122 respondents



48 respondents strongly agreed with a policy of new homes being allocated or sold to local people. 31 remained neutral and 7 were against such a policy.

Q6. What tenure would you like to see these homes? (More than one answer allowed)



51% stated a preference for affordable rent, with 50% supporting shared ownership. 39% were in favour of open market sale.

Fig 1.6 – Base: 119 respondents

Q7. What form do you think further development should take? (More than one answer allowed)

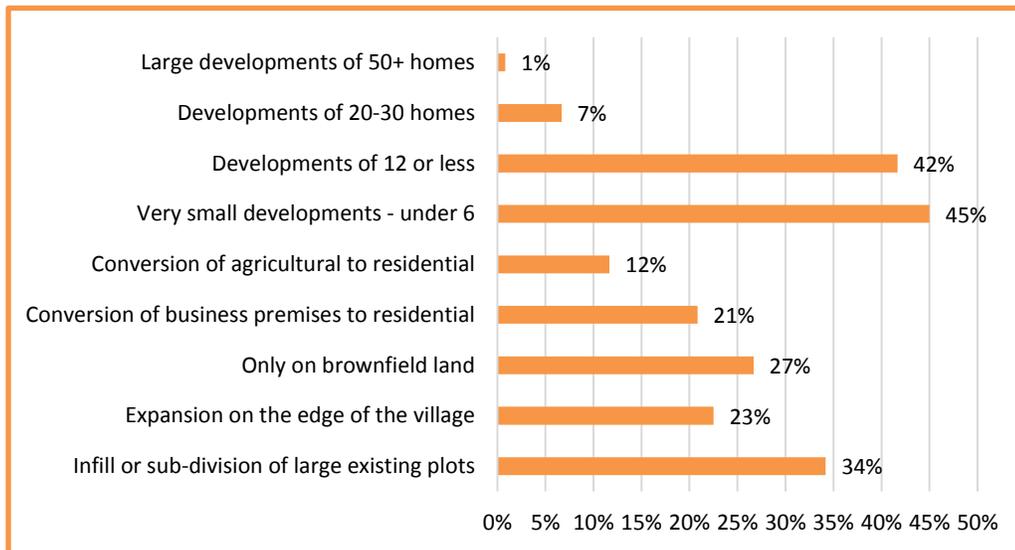


Fig 1.7 – Base: 120 respondents

45% wanted to see developments of 6 or less with 42% supporting development of 12 or less. 34% were in favour of infill or sub division with 27% only wishing to see development take place on brownfield land. 23% of respondents wanted to see expansion on the edge of the village.

Q8. Do you think new homes should be built within the current defined settlement areas or perhaps spread across the parish?

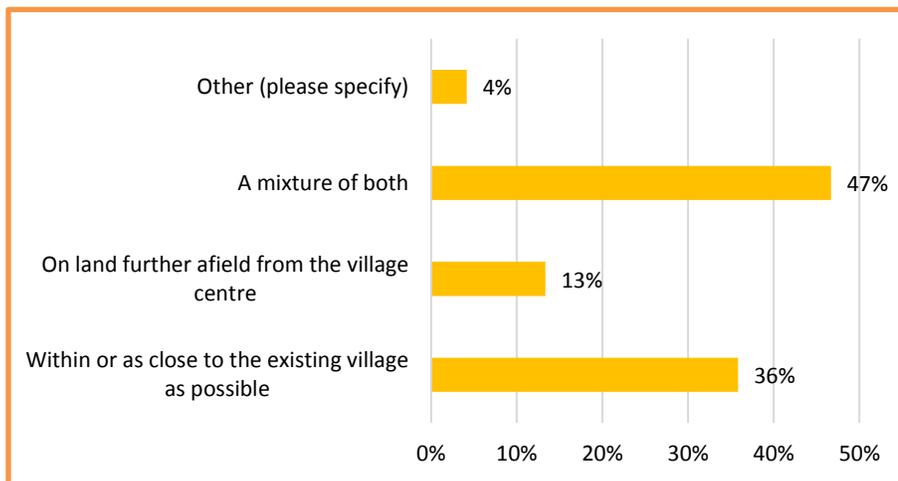


Fig 1.8 – Base: 120 respondents

47% felt that new homes should be built both within the settlement area and on land further afield. 36% wanted to see new homes as close to the existing village as possible.

Q9. Do you or any member of your household need to move to alternative accommodation within the parish in the next 5 years?

23 respondents stated they needed to find alternative accommodation within the next 5 years and 9 were unsure.

Q10. How would you describe the reason for this move?

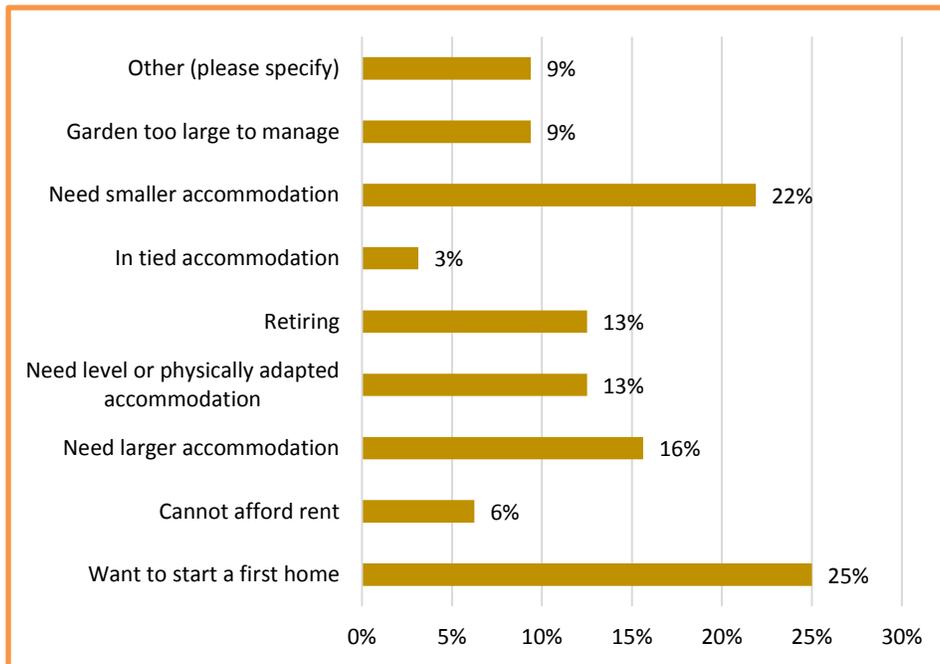


Fig 1.9 – Base: 32 respondents

The main two reasons for needing to move were downsizing (22%) and wanting to start a first home. (25%)

16% were looking for a larger property.

Q11. What will the age range of this household be?

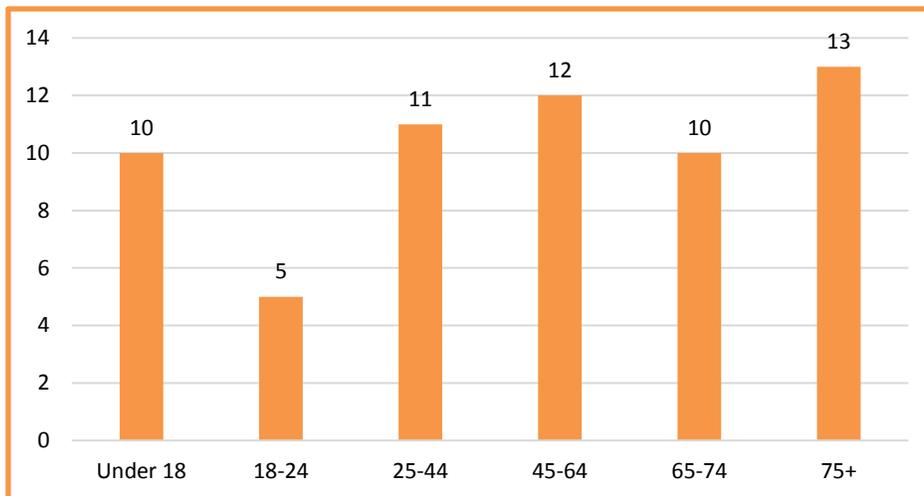


Fig 1.10 – Base 31 respondents

The makeup of the 31 households who responded to this question is shown in Fig 1.10. 37% of these households will have a person or persons aged 65+ in the makeup, of which 21% will be aged 75+.

Q12. Which tenure do you expect this home to be? (more than one answer allowed)

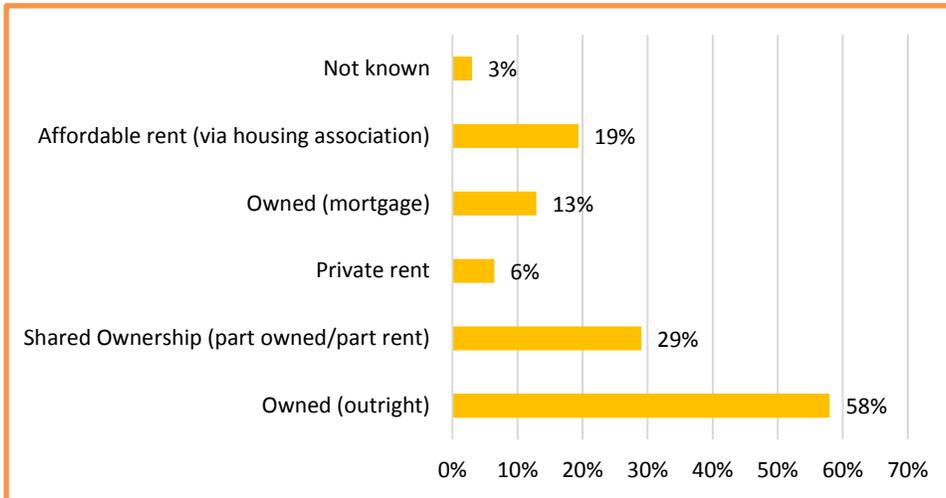


Fig 1.11 – Base 31 respondents

Given the age range of those looking to move it is not surprising that 58% of them expect to purchase outright. 29% are looking for a shared ownership property and 19% are hoping for affordable rent.

Q13. What type of property do you expect this to be?

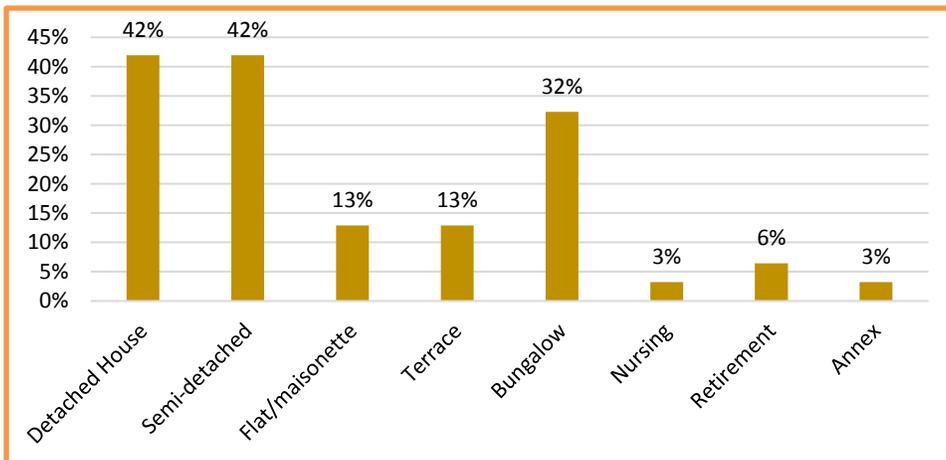


Fig 1.12 – Base 31 respondents

Although most respondents were expecting to occupy detached or semi-detached properties many households expressed a wish for accommodation more suited to an 'older person' such as a bungalow, retirement or nursing home?

Q14. How many bedrooms do you expect to need?

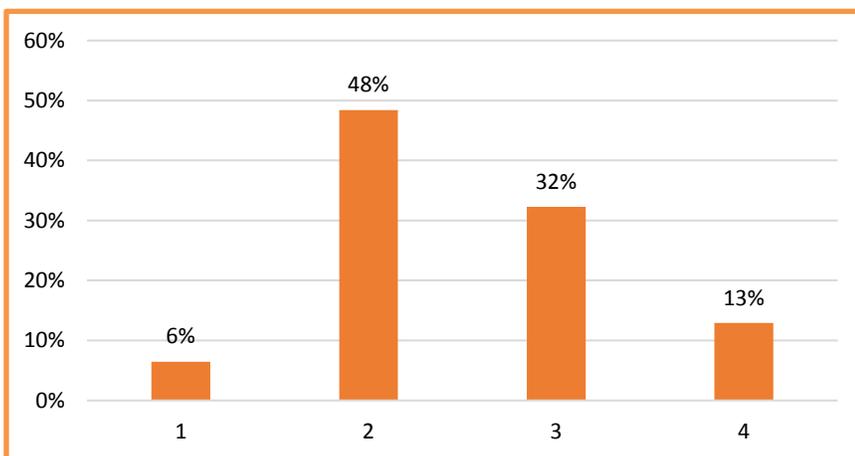


Fig 1.13 – Base 31 respondents

48% of respondents (15 households) were looking for a 2-bed home, 32% (10 households) were looking for a 3-bed home.

Q15. Do you need physically adapted accommodation?

3 respondents were looking for a physically adapted property.

Q16. How many car park spaces will you need?

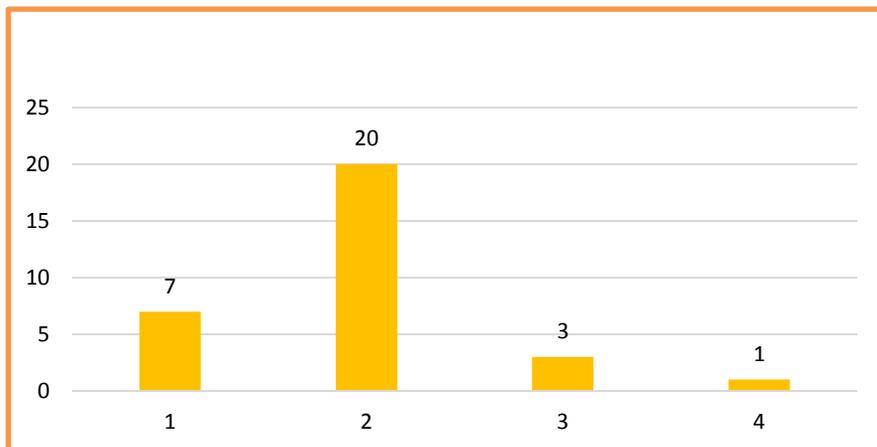
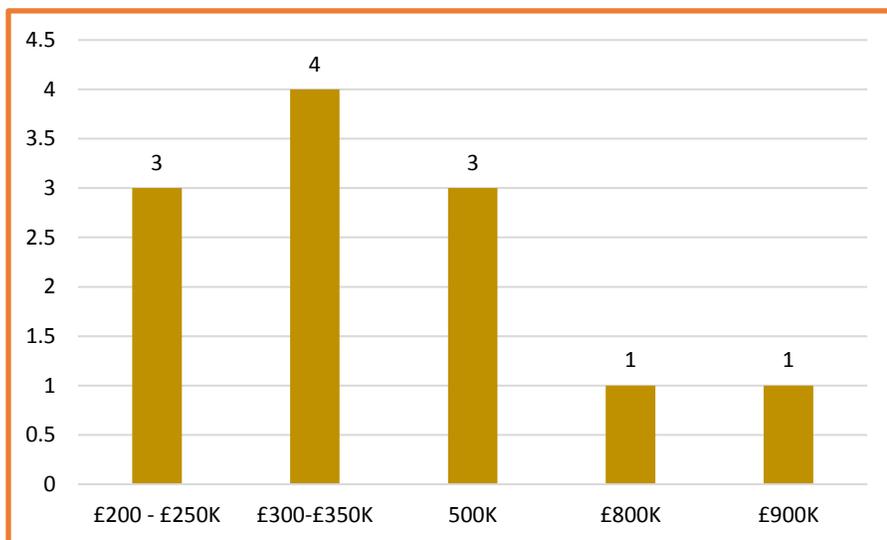


Fig 1.14 – Base 31 respondents

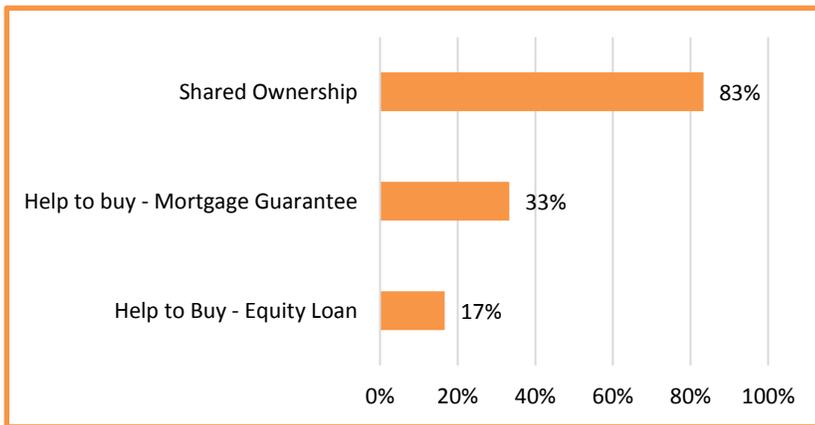
Q17. If you are looking to buy, how much do you expect to pay for the property?

Although the number of people who responded to this question was low (12 households) it is interesting to note that 7 of them are hoping to buy at under £350,000, in current market conditions this would only allow you to purchase a flat.

Fig 1.14 – Base 12 respondents



Q18 and 19. Do you expect to take advantage of any Government Help to Buy Schemes and if so which ones?



5 households were hoping to take advantage of a shared ownership scheme.

Fig 1.15 – Base 7 respondents.

Q20. Are you registered with bpha, the partner organisation for low cost home ownership in Waverley?

None of the households who replied were currently registered but 5 said they would now look to do so.

Q21. What is the gross annual income of the new household?

The gross income ranged from £22,000 per annum to £70,000 with 4 households earning in the region of £40,000. As a household would require in the region of £106,000 for an 80% mortgage to be able to afford an averaged priced home in the borough you can see the disparity between aspiration and reality. For a household with an income of £40,000, the most they could expect to borrow is £140,000, even if they were purchasing a flat in Dunsfold they would need a deposit of more than £150,000.

Q22. How much do you expect to be able to put down as a deposit?

7 households responded to this question, the values ranged from £8,000 to £350,000 as shown below.



Q23. How much do you think you would be able to obtain as a mortgage?

Only 4 households replied to this question with answers ranging from £100K to £350K

Q.24. Sought clarification on whether the household were looking to rent and if so on what grounds. One household was looking to rent privately and 5 were hoping to do so via a housing association.

Q25. Are you on Waverley Borough Council's Housing Register?

Three households confirmed they were registered with Waverley.

Q26. How much do you think you can afford in rent per month?

Four households responded to this question. Although one household felt they could afford to pay £900 per month, the others averaged £670 per month. Whilst this may be enough to cover a social rent (i.e. those set by the council) it may not be enough to cover the cost of an 'affordable rent' which is 80% of the market rent.

Q27. Additional Comments

33 respondents made additional comments, a selection of which are highlighted below, a full list of all comments has been attached as appendix 2.

'There are a number of elderly people who are increasingly needing carers or sheltered accommodation within the village most of these have lived for many years and would be reluctant to leave. However, it is very important that new blood needs to be attracted to ensure the lively and friendly community continues to thrive.'

'We need to ensure that we cater for both ends of the housing market in Dunsfold. In addition to providing more entry level homes there must be homes provided at the same time for the elderly, less abled etc who would like to remain living in the village but whose needs now require better suited accommodation.'

'Continuous small and thoughtful development as well as a focus on affordability seems to be the best approach'

'With approval of Dunsfold Park today, I feel the village should only add the minimum of required housing.'

'Housing is obviously needed and Dunsfold should play its part. However, our road networks cannot cope with the current volumes of traffic and should form the basis of any development.'

'We do not want to see ribbon development sprawling over the countryside.'



Appendix C: Village Survey Findings Report, 2018



***REPORT ON RESIDENTS' SURVEY
2018***

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EXECUTIVE SUMMARY

The survey was carried out in May-June 2018. There were 176 responses. This represented 37% of households or 21% of adults.

Dunsfold was seen as having many **positive aspects**: 90% or more mentioned the Common and quietness at night.

The key **negative aspects**, mentioned by 60% or more, were lack of mobile phone coverage, the speed of traffic and the lack of a village school.

The village shop and Post Office were the most used **facilities**: used sometimes or often by over 80% of the respondents. The Winn Hall and the Sun Inn were used sometimes or often by more than 50%. 57% had used the KGV.

93% felt they had adequate **access to the countryside**, but 31% complained about the state of the paths.

The respondents were fairly evenly divided on whether more **car parking** was needed.

84% did not want **street lighting**.

Traffic: over half of respondents supported restricting HGVs and reducing the speed limit on Dunsfold Common Road.

Two thirds of respondents never used the **bus service**. However, over 40% would use the bus if there were direct routes to Horsham or Guildford.

86% supported **the village school**, but only 12% of these respondents had children that would attend.

29% of respondents said they ran a **small business or worked in Dunsfold**.

Travel to work. 86% of those who worked away from home travelled by car or van. A quarter mentioned train. No-one reported using a bus or bicycle.

Better mobile reception and faster broadband were said to be needed to support business growth.

On **developing business**, arts, craft and creative industries, care services for the elderly, artisan food and drink production and small scale horticulture were most frequently mentioned.

Eco friendly dog waste bins, benches and/or seating throughout the Parish and more litter bins were top of the list of additional facilities that respondents would like to see. There was also support for more **activities for youngsters**.

INTRODUCTION

In May-June 2018 the Neighbourhood Plan Steering Group undertook a survey of residents to ascertain their views on the future of the village on matters other than housing. (Housing needs had already been surveyed by Surrey Community Action.)

A copy of the survey was delivered to every household in the Parish and was also available online. The survey could be completed by individuals or households.

There were 176 responses. This represented 37% of households.

However, on the basis of individual adults the response rate fell to about 21% and it was disappointing that so few under-45s responded. Only 23% of the 171 who answered the question (Q31) had children under 18 in the household.

	2011	Village			
Age	Census	survey	Response		
	All	(1)	rate		
	N	N	%		
18-24	44	4	9		
25-44	178	19	11		
45-59	280	47	17		
60-74	211	68	32		
75+	92	33	36		
Total	805	171	21		
(1) Replies to Q30.					
172 respondents gave their age and one of these was under 18.					

165 respondents provided postcodes and these show that respondents were spread across the Parish:

Area	Post code GU8 4...	N
Dunsfold Common, Mill Lane & Shoppe Hill	LD, LE, LJ, LN, LP, LW	38
Binhams, Nugent Close & Arnold Close	AJ, LF, LH, NW	21
The Green	LX, LY, LZ	17
Griggs Meadow area	NB, ND	23
Hookhouse Lane, Peartree & Church Greens	LR, LS, LT	7
Alfold Rd & SE of Common	LA, LB, NP	13
Hurlands & Knightons Lanes/Upper Ifold	NT, NU, NV, NX	11
Chapel & Wrotham Hills, Chiddingfold Rd/High St Green	NZ, PA, PB, XY	22
Plaistow Road	PF, PG, PH, PJ, PQ	13
Total identified		165

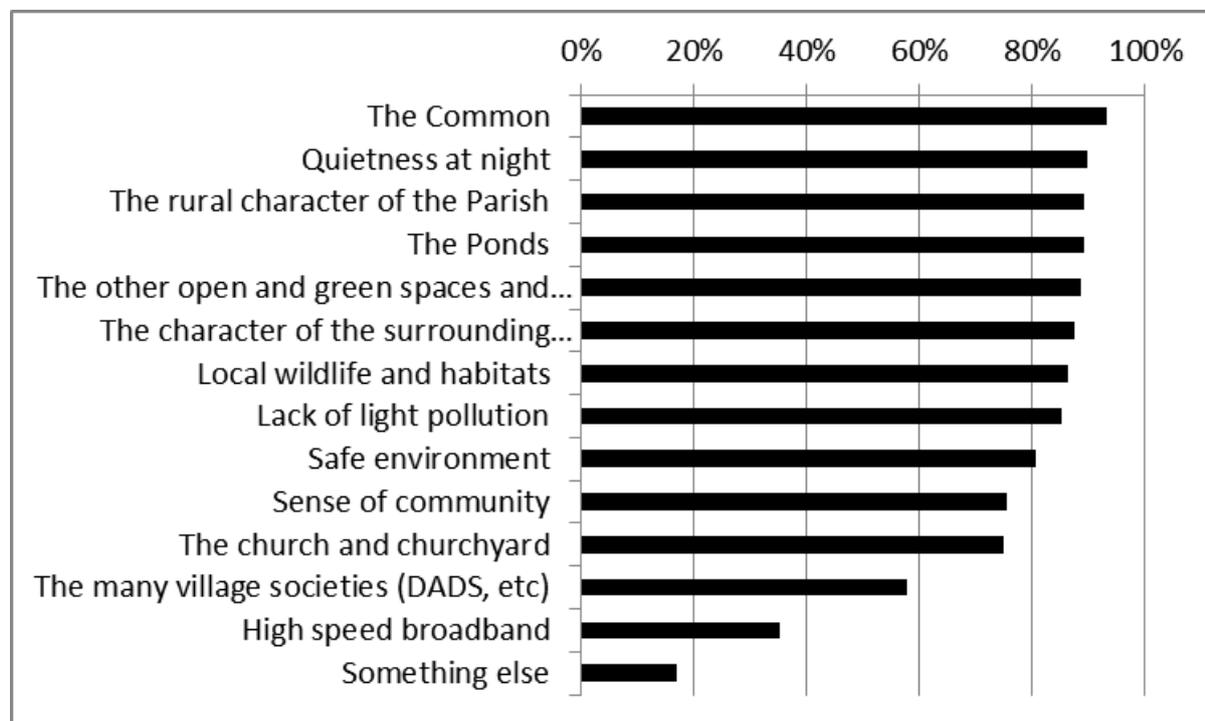
The rest of this report sets out the results. All percentages are based on 176 respondents unless stated otherwise. Comments are reproduced as received. The full questions and, where appropriate, detailed figures, in the Annex.

RESULTS

Our Community

Q2: What do you feel are the strengths or positive features of our community?

PLEASE TICK ALL THE THINGS YOU VALUE



Comments

Rural nature

Rural location but with good access to London, airports etc

It is a rural Village with wildlife. There are deer, foxes, hedgehogs, buzzards and kestrels - a wonderful life for a child to be aware of.

The main industry in the Village and surrounds is agriculture. Its demeanour is not suitable for industry.

Low traffic volumes.

Rural location but with good access to London, airports etc.

The relatively low traffic volume

The unspoilt areas, places where there is little traffic etc. The opportunity to be outdoors.

Facilities

The sports facilities and the new playground!

The Shop

KGV facilities Shop and Pub

Shop and Post Office

The Shop

Village Shop and Pub

The village shop The cricket club The pub The tennis club
The Village Stores & Post Office; The Sun Inn; KGV playing fields; the Winn Hall.
Village shop
The pub and shop.

Community

Real Village life.
Help on offer when residents really dependent
The people!
A real community compared with some other local villages.
The supportive nature of the residents to each other when required, especially for the elderly.

Broadband

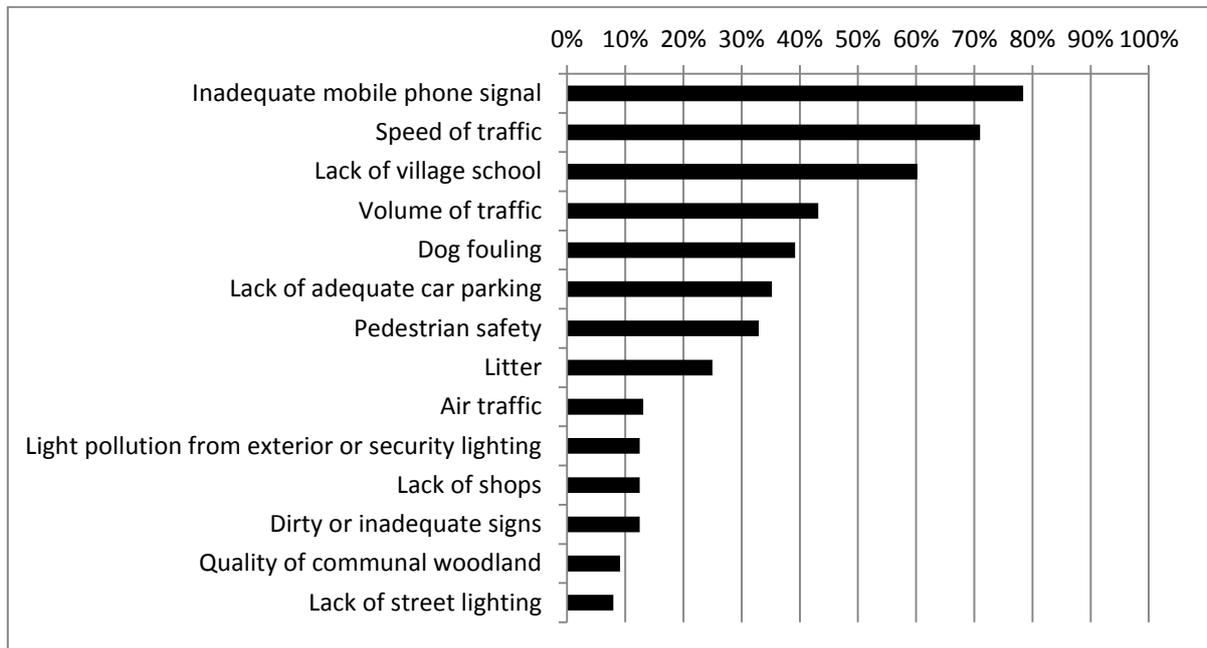
I haven't noticed any high speed broadband!
My broadband is not high speed.
High speed broadband - JOKE

Other comments

Some of the above sadly simply don't exist anymore i.e.: light pollution and quietness at night in the heart of the village
I'd like a secure fenced space where dogs could be let off the lead to run, with bins for litter.
The quietness of the nights is spoilt by numerous barking dogs.
The strength of the Village is that it has remained the same for many years. We need to keep it that way.

Q3: What do you feel are the weaknesses or negative features of our community?

PLEASE TICK ALL THE THINGS THAT CONCERN YOU



Roads, pavements and footpaths
Where there are pavements along the main road they are in poor condition
Roads in area are in appalling condition.
Inadequate maintenance of footpaths, especially outside the Shop and along to the public house.
Appaling condition of local roads.
Lack of space to park and pass outside shop.
Lack of parking at St Mary's Church Danger from potholes by Shop
Lack of pavement going into Dunsfold from Chiddingfold Road
The dire state of local roads
Poor quality of road surfaces. Amount of potholes. Patching rather than road resurfacing. The speed at which the road surface breaks down again after potholes have been filled or areas patched. The length of time before potholes are filled.
Poor road conditions
Pot holes and general road quality in local road network.
Potholes in all the roads - Waverley should pull its finger out!
Potholes
The state of local roads is appalling and dangerous. Disgraceful road surfaces delaminating and potholes, especially on Alfold Road.
Traffic
The 40mph speed limit needs to be extended to Dunstable Road. I feel unsafe when walking with my daughter to the park.
Inadequate speed limits on roads surrounding and through the village.
The speed signs do not seem to work and I think that the speed limit through the Village should be reduced and extended to Wrotham Hill.
Speed monitoring constantly malfunctioning
Speed of traffic - 30! Woodland - what is woodland, where?
Speed of traffic and heavy lorries using Shoppe Hill and Hook House Lane.
The village was wrongly informed by Police in 2004 that it would have to accept street lighting to have a 30mph speed limit. Hascombe has such a limit and no street lighting.....

New housing
Too many new building developments
Any development seems to be almost always at the north end of the Village. Why?
Constant barrage of applications for new housing on every available field.
Arnold Close Nugent Close Aerodrome houses 2nd development of Nugent Close I think our Village will soon be overrun Plus Cranleigh has also been exhausted with new housing
Too many new estates popping up
Increased development spoiling the natural environment where I've grown up. Far too many cars etc.
Now - there is too much emphasis put on building houses, developing the Village - why? We will just end up being a Village full of people other areas do not wish to take and that would be a great pity for the future. This would be irreversible for the area - wake up Steering Group before you head us to things we will all regret.
Ribbon development is destroying wonderful fields and beauty of Village.
The lack of spirit of both Parish and Waverley in protecting the Village from central Government's mindless pressure for new housing in our rural area.
Waverley Councillors seem not to care about the village and its quality. Wanting to preserve the character of the area does not seem high on their agenda.

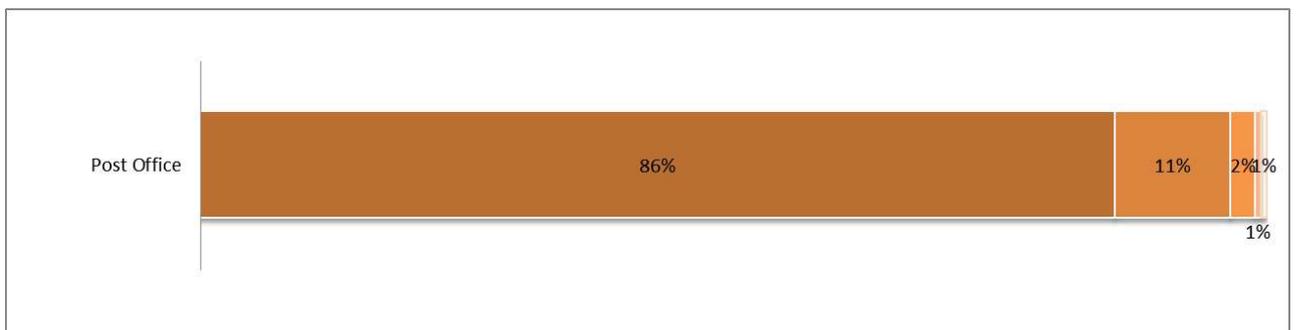
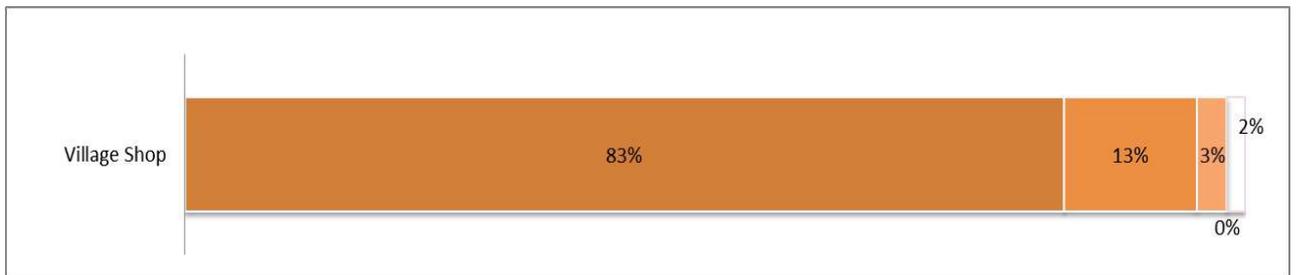
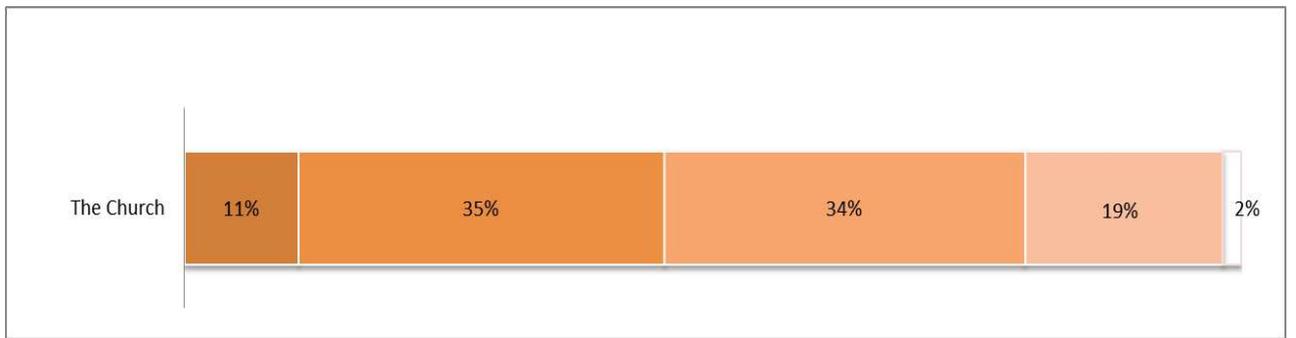
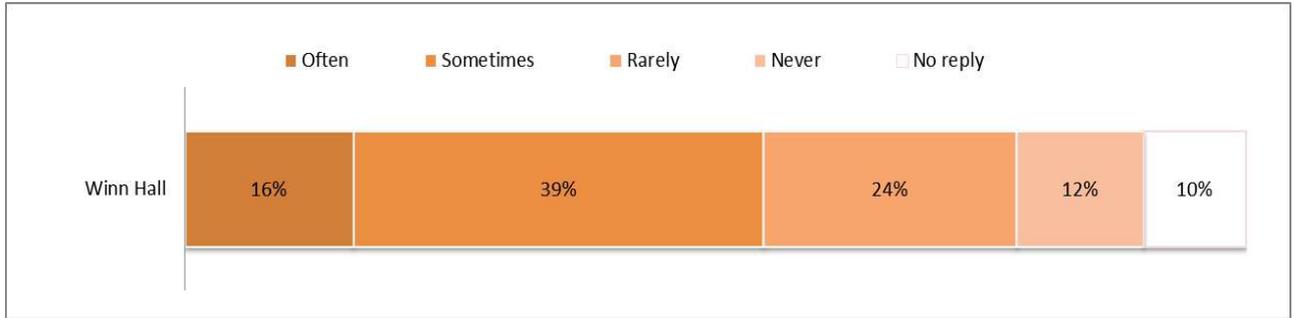
Footpaths and bridlepaths
A small point, but as horses are allowed almost everywhere, in the winter every rural walkway becomes impassable after the horses hooves have mashed them up.
Footpaths need better maintenance in many places around the village, including control of invasive plant species. E.g the track at end of Mill Lane

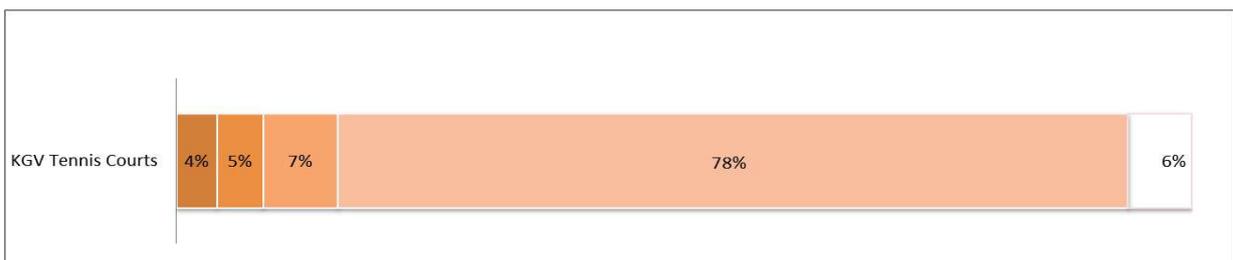
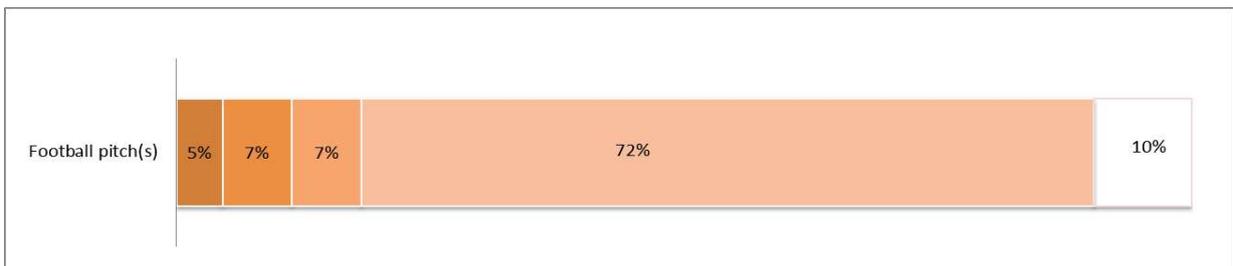
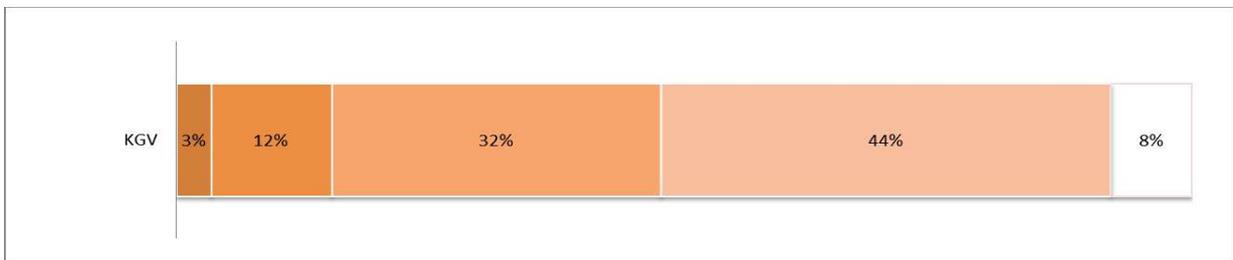
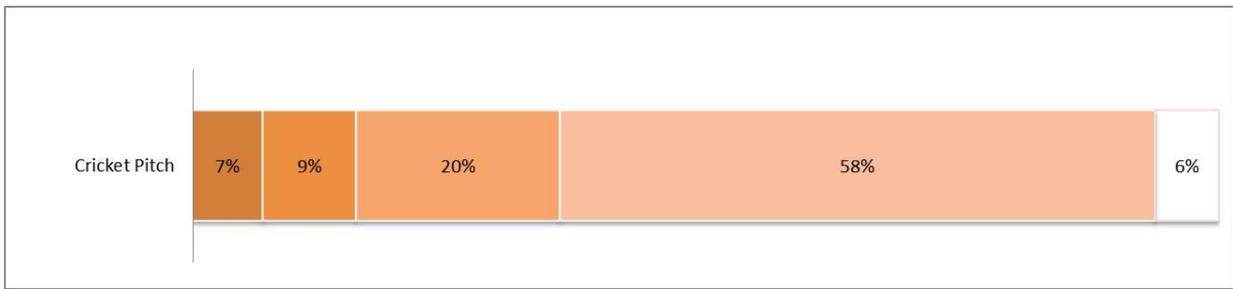
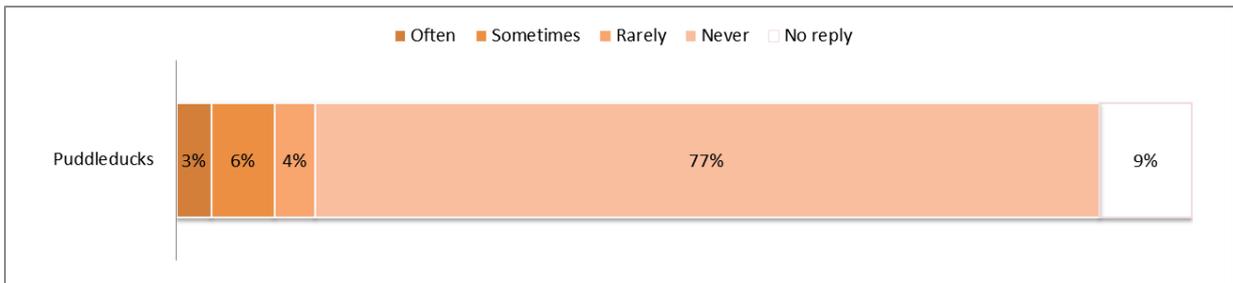
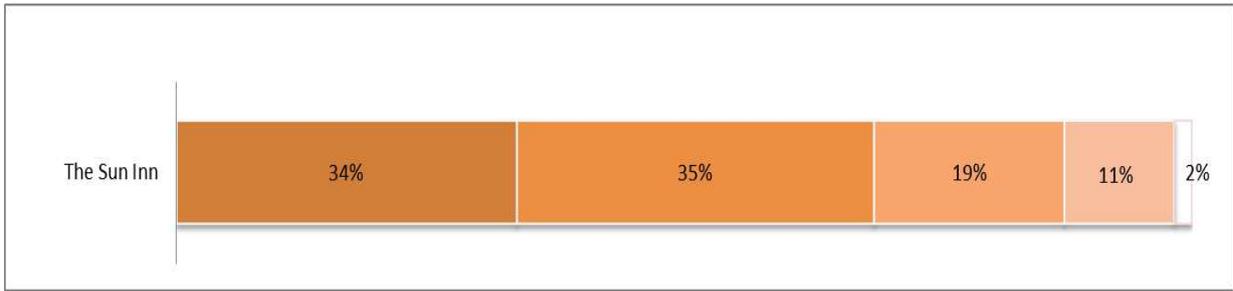
Dog fouling
Many dog owners do not clean up after their animals and cannot control them, letting them jump on people and lick children.
Dog owners who collect their dog poo then throw it up in the bushes/tree and ditches in the black bags instead of disposing of it correctly.
Litter and fly tipping
Litter is a problem and the putting of garden waste in the woods.
Fly tipping
really think that litter is a major problem in dunsfold, we should have regular community events where we all pick up the litter that is around
Litter in the hedgerows in particular. This comes from people who throw it out of their cars or fly-tipping in my opinion and is not the fault of the locals.
Cycle events
As we live in such a beautiful location we are a magnet for a plethora of large cycle events which cause severe disruption and inconvenience.
Area attracts too many cycle events.
Inconsiderate rude and dangerous groups of cyclist.
Particularly when supported by facilities offered by the Winn Hall. How do not manage these groups.
They have a duty of care to users and the villagers when letting any group use the facility

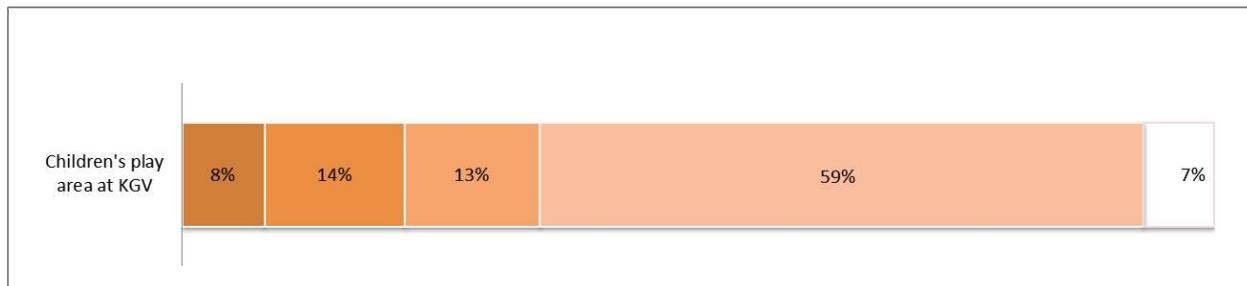
Broadband and wi-fi
Slow broadband
Slow speed broadband!
Intermittent WiFi connectivity
The quality of the broadband in the Village, especially in outlying areas, is completely inadequate.
Lack of facilities
Facilities for teenagers and for mothers with young children
Lack of playground for children. No clubs for teenagers
A better pub
Noise etc from Dunsfold Park
The intrusive noise of cars being raced round Dunsfold Aerodrome on many weekdays and frequently on summer Saturdays and Sundays is awful and affects most homes and footpaths on the eastern side of the Village. On many days it is like being next to Silverstone.
The sounds and noise pollution of cars racing around the airfield is disturbing, unpleasant and often spooks my horses when riding, therefore becoming dangerous.
Lack of mains gas
Mains Gas!
We do not have gas in the Village!
Poor community spirit
Sense of community is not strong enough. There are cliques (factions) in the village which hamper a cohesive sense of community.
Dunsfold is the first place I have lived in and experienced trespassing, anti-social behaviour, theft and damage to my property. It is stressful and unpleasant. There is a difficult undercurrent here.
Other
Woodland has been devastated for personal gain!
CofE attitude to it's parishioners requests for a village school and their obvious attempts at thwarting the villagers thoughts on how the school building should be used and maintained.
Air traffic from Gatwick has become more noticeable.
lack not public transport
Lack of a village centre

Parish Amenities

Q4: Do you use the following existing Parish amenities?







Note – this questionnaire pre-dates the new playground at KGV.



Something else?

- As a retired person I never use or would those facilities for a family with children
- Bridlepaths and footpaths
- For many years user of Tennis Club owing to ill health, no longer.
- I have a toddler so plan to use Chestnuts in the future. He is a boy so I expect we will use the football fields too!
- Improvements are needed to children's play area then it would be used more
- Local Doctor's surgery.
- Local footpaths for walking our dogs.
- Nugent Room – Often
- Public footpaths and bridleways
- Seating by the ponds.
- The bus service misses the target! Many people commute to London but the bus service to any useful train station stops at 5:30. A bus back from Godalming (or Witley) later into the night would mean less traffic and a much more pleasant commute. It would also make it possible to go out for a meal / pub etc without having to drive.
- The play area KGV has been in a state of disrepair for at least four years but is seldom used.
- Use KGV with visiting kids - when will it be upgraded?
- When children were younger we made use of Puddleducks, Chestnut Tree Nursery, play at KGV regularly (3 years ago)
- When we get a new playground it, and the KGV will be used more.
- Would use the Falston Hall, that was donated to the Village for hire, if I could but it is now used to run a business ie play school

Q5 and Q6: Winn Hall

What new facilities would you find useful (e/g/ WiFi)?

51 (29%) responded and 32 mentioned wi-fi, some noting that it had been installed.

Other facilities mentioned:

- A proper bar
- Improved kitchen / cooker better catering facilities Nicer kitchen equipment
- Improve nugget room decor - improve heating effective heating
- Proper lighting and sound system
- Mobile phone reception, faster broadband
- Quality of seating needs to be reviewed. More comfortable chairs
- Telephone/ mobile phone reception, faster broadband.
- Larger car park.
- Large TV screen - sport - VIP weddings
- More electric sockets in the main hall
- A larger stage!

Are there any other uses, in addition to the current ones, that the Main Hall could be used for? Are there any other uses, in addition to the current ones, that the Nugent Room could be used for?

- | | |
|---|--|
| Community workshop. | Jumble sales (to help with Hall's running costs) |
| Adult education courses | "Car boot" sales |
| Bridge class run by U3A | Possibly bring & buy sales |
| Cookery/educational classes | |
| Visiting library | More events for local children |
| Dog training classes | A well run playgroup or activities |
| | After School Clubs |
| Fitness/exercise classes such as yoga and Pilates | Youth club, Brownies, Scouts, Girl Guides |
| Evening exercise classes/ keep fit | Summer school |
| | |
| Dancing | Licensed Social Events. |
| Badminton | |
| Short mat bowling | This question is more about what other activities could we have that could use the Hall. |
| Skittles match | |
| | Village social gatherings |
| Exhibitions | Something for the children and the whole community |
| Craft Fairs for local artisans | Village activities |
| | More activities |
| Film showing | |
| Music events/music evenings/local bands/kids disco night/Regular live music events (Jazz club / Rock etc)/ Regular concerts | Both are there and available for a multitude of Village uses. Nothing should be done to detract from this. |
| Village choir | Don't detract from current uses |

Specifically in relation to the Nugent Room:

After School Clubs

Book club?

Library

Doctors surgery

Don't detract from current uses

It could be hired out to massage practitioners, osteopaths etc

Regular coffee mornings; tea room

Improved stage/theatrical facilities

We tried Film Night but eventually stopped due to lack of support

Other comments:

- A wonderful and historic asset to the village
- An excellent centre and must be carried on.
- Beautiful and well maintained
- Beautiful focal point for the Village
- Credit to the Village
- Crossing the road to the Winn Hall is very hazardous, could there be some sort of warning signs for motorists to slow down?
- Given its position in the centre of the village could it become a larger focus for village life?
- Good facility
- Well run and maintained. A good Village facility.
- I find it very useful for community use such as societies and other functions.
- It is a fantastic asset of the Village and should be maintained
- It is a wonderful resource run mainly by dedicated volunteers, particularly the Chairman. It probably needs to be publicised more in terms of availability, very reasonable hire charges and facilities. It is an essential Village asset
- It seems to be well run and well maintained
- It's a wonderful village hall that's well looked after too.
- It's beautiful!
- Local asset Well used
- The present good state of repair and accommodation must be maintained
- Lovely hall but needs a lot of maintenance.
- The Hall is widely used for a good number of Village functions and clubs. We are very grateful for this Village facility.

On features:

- I love it, but the floor's too slippy
- Floor slippy
- Kitchen looks rather tired
- Provision of a sound amplification system would be much appreciated.
- The heating needs to be sorted out so that the Hall/Nugent Room is warm enough for the activity for which it's being used.
- Cold for puddle ducks and evening talks

On use:

- Jumble sales in aid of Church
- More physical activity classes eg yoga would be good.
- There are not enough activities for families and children.
- Would be perfect for wedding venue if still had outside space to rear!
- Too expensive to hire
- On the hiring our for cycling events:
 - The frequent use of the Hall and car park for cycle races/rallies/events is problematic. There's often inadequate parking and this causes cars to be left either dangerously or on private drives and common land.
 - See above in relationship to large groups of unruly cyclists in particular.
 - Should stop being rented out to cycling clubs who regularly bring the village and roads to a standstill and park their cars everywhere.
 - The village hall should not be hired out to cycling clubs who bring no benefit to the village, block access to the shop, leave litter, are rude to villagers and dangerous on the roads.
 - Too many cycling events - no benefit to the Village. Parking of cyclist participants is very annoying for resident local to Winn Hall and signage should be removed more quickly.
 - Could the Winn Hall committee not let us know when it has lent the Hall out to yet another cycling club? At least this way we would know when we are about to lose all our local parking.
 - Would prefer it does not host cycle events.

Q7 & Q32: KGV

Note – this questionnaire pre-dates the new playground

Q32: Have you ever used KGV?

100 respondents (57%) said “Yes “and 74 (42%) said “No” (with 2 not replying).

Q7: KGV - Do you have any specific comments about KGV?

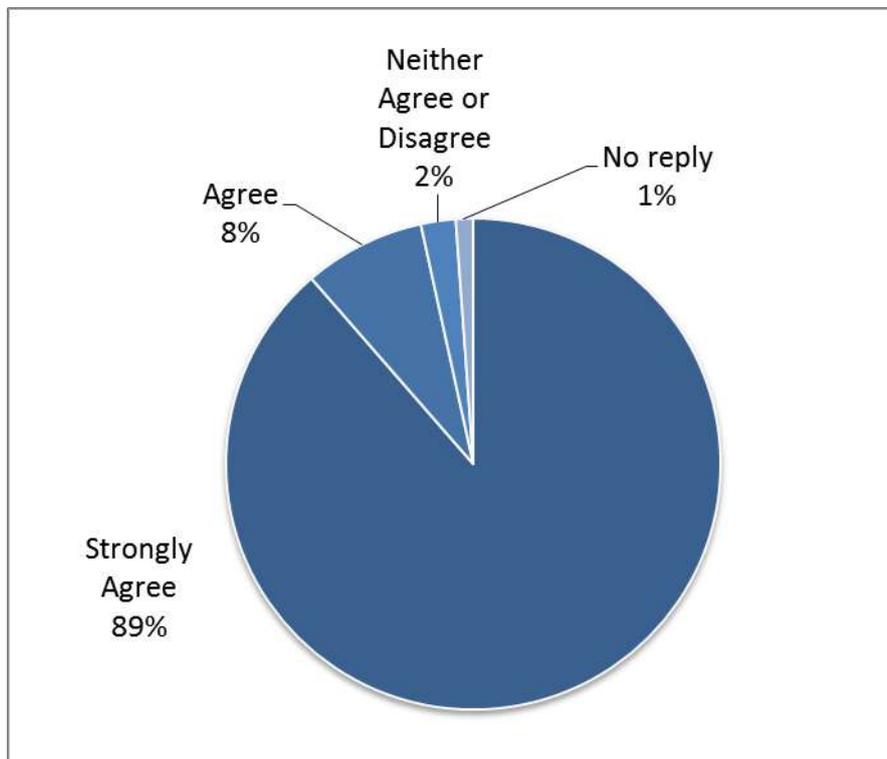
There were 42 responses.

- KGV is a waste of a large site that could be put to better use for the Dunsfold community. This could be discussed and thought through exactly what could be done here.
- Always so much litter on the playing field and not very nicely kept. Stuff that needs to go to the tip laying around the area.
- An essential place for recreation and fitness where the young and active begin the art of creating a community feeling.
- Another open day/evening would be good to learn more about what it has to offer local people and to encourage more users, particularly as we all rely on each other in the community to keep these facilities going.
- As it is at the edge of the village it is out on a limb and therefore less attractive as a venue.
- Carpark needs to be improved
- Children's playground could do with attention.
- Children's roundabout always seems to have builders netting around it but never seems to be dealt with. Gate into Children's playground was broken last time I saw it a few weeks ago.
- Could do with further refurbishing but it's definitely looking better than it did last year. Driveway needs to be fixed up and potholes filled
- I don't really know much about it.
- I think the fact that it was overtaken by the children's nursery was a shame. Village residents couldn't access the facilities due to the woman who ran it refusing to clear away her stuff over weekends. Missed opportunities to hire it out for villager's kids' birthday parties etc. She was also very difficult with the people who played football there, complaining that they needed to be DBS checked if they were going to walk through the property!! Awful. She should be asked to move out or pay for the ENTIRE time that she is using it. That is a great facility that isn't being used due to difficulties accessing it or anyone who knows about how to hire it. Alan Ground is no use as the nursery lady seems to railroad him. It would be of great benefit to the village if we could use this again. It would also be nice to use the play area without being snarled at by said nursery lady & staff.
- Important in encouraging people to be active
- In my opinion a "Village" needs a play area for the children and a nursery school is a bonus as a lot of mothers work nowadays. Because KGV is well away from the main road it is probably the best place for these to be situated.

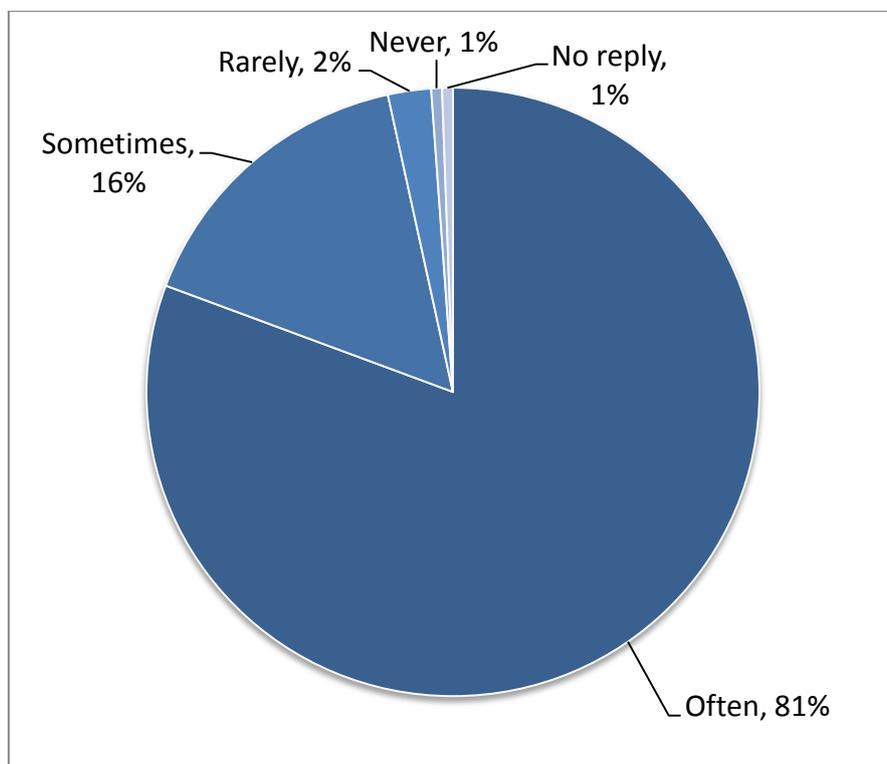
- In need of updating to make more appealing. New playground facilities for all ages. New car parking surface and signposting.
- It's a great facility. It is a shame that it isn't used more by the village.
- It's grotty. I wouldn't go there.
- KGV should be the location for a new village primary school with shared sports pitches and space for the nursery school and a club house. It would also be good to see a Multi Use Games Area with free and open access.
- Major asset for health and fitness, young or older Villagers
- My daughter went to the KGV and brought a coke that turned out to be 3 years out of date, when searching for an alternative they staff member found it quite funny that most things were out of date. Hence another family that probably won't visit there again.
- Needs to be promoted more
- Needs to be upgraded. Cleaned & decorated. Member of public making a profit from the use of Foulston Hall which was gifted to the village, which is now unavailable for any other function, other than the playgroup.
- needs to publicise what's on offer
- new play area
- New playground please/updated play equipment
- No information about it or its use.
- Promote hiring it as a private function venue - in the past, I hired it for my children's birthday parties and it proved very successful.
- Some sort of Village kids/teenagers initiative on a regular basis to get them together as they all go to different schools. Various things have been tried in the past but it would be good to have some of the younger parents more involved in new ideas.
- Tennis court should be free to use and a more inclusive culture for all promoted by Tennis Court
- The floodlighting for tennis courts seems unnecessary, as often the courts are empty and are rarely used but the lighting disrupts natural wildlife patterns and adds light pollution.
- The sports facilities could be extended. For example a gym should be considered.
- This place used to be very busy and many functions were run from here. Unfortunately the Parish Council ruined the KGV by letting the Play School get too big and take over.
- Very excited for the new playground to be completed.
- Very useful area for play and recreation
- Went with a friend last month and brought 2 drinks one was out of date just over a year ago and the other was out of date by nearly three years. When I said something the bar staff just laughed it off and looked for something bottled non alcoholic in date. But there was nothing. I did not drink my drink or even get an apology let alone a refund!
- Why can't we hire the Foulston Hall?
- Would use the KGV more if the building was better fitted out and made more attractive for social facilities. Would also welcome more sporting facilities particularly a gym. The nursery school should be moved out of the KGV to free up the facilities for social and sporting activities.

Village Shop

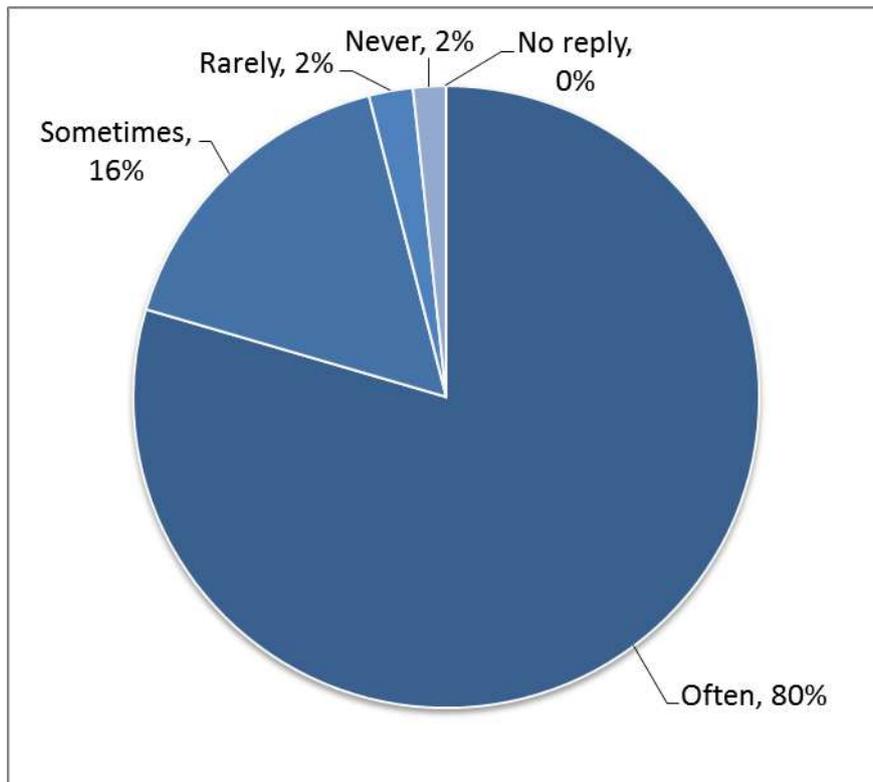
Q8: The Dunsfold Village Shop and Post Office provides vital services to the local community



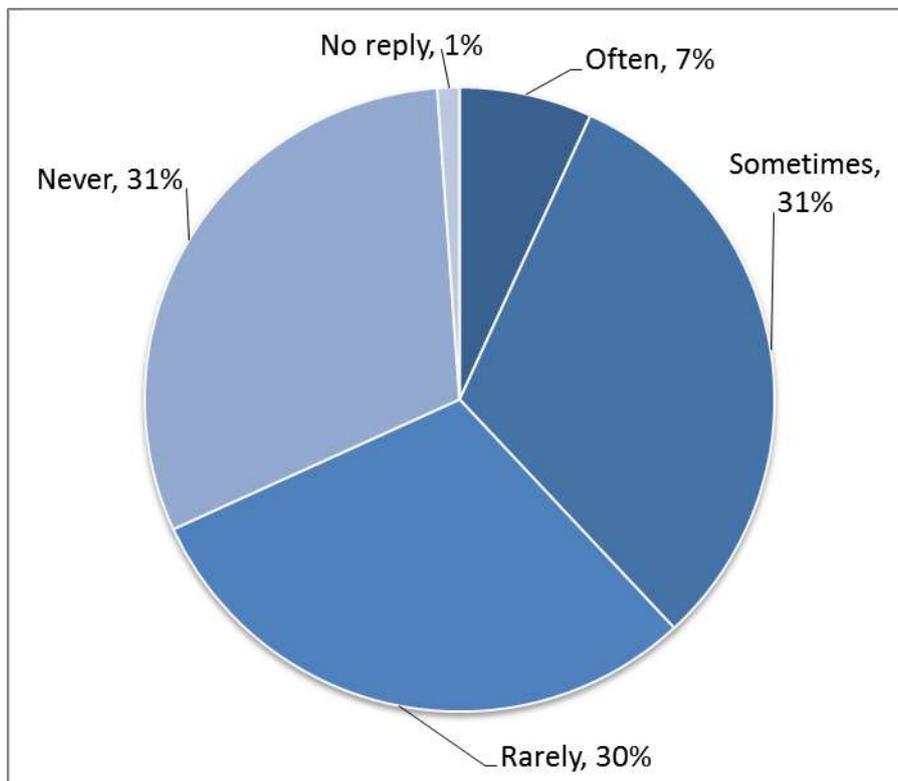
Q9: In the last three months how often have you made purchases in the Shop?



Q10: In the last three months how often have you used the Post Office Counter Services?



Q11: In the last three months how often have you had difficulty parking and/or accessing the Shop?



Comments

- A brilliant service for the community
- A great example of community spirit and goodwill. A place where the lonely will always meet someone to talk to.
- Access to the Shop is very difficult particularly when it is wet, due to the very bad state of the road and footpath outside the shop.
- All good.
- Allocated shop parking spaces would be great
- Apart from its commercial side, the Shop performs a very valuable meeting place for residents.
- Bakery products and stock consistency are variable. Consider new supplier?
- Consider making the road loop past the shop one-way. Use a little of the common to allow cars to park at right angles. Shop and Post Office are excellent facility and are to be congratulated
- Don't add more parking!! It'll ruin the common and is not really necessary.
- During cycle races they hire the Winn Hall and park along the roads to the shop blocking access for normal shop customers.
- Excellent
- Excellent in every way and a wonderful asset to the village.
- Expensive
- Fantastic asset for the village. Staff are always friendly and very helpful. Good variety of stock in the shop and services provided by the post office
- For a Village Shop it seems to cater for most peoples needs - the staff are always pleasant and very helpful. As for the Post Office - Annie in my opinion - her knowledge is amazing. We are so lucky to have such a great little Shop.
- Forecourt dangerous - needs comprehensive resurfacing
- Friendly and helpful staff, community spirit.
- Friendly and welcoming - too expensive.
- Friendly shop but sometimes a bit expensive.
- Get the "puddle" outside repaired!! Suggest moving books and magazines which require browsing time away from the door. More dog "parking"! Maybe parking "lessons" so we can fit more cars in the existing spaces!
- Good range of services and products.
- I love it - very important to the Village.
- I only live two doors down from shop, so parking doesn't affect me.
- I walk to the shop if possible
- I'm lucky enough to live a short walk from our shop, but the ridiculous parking there has quite definitely cost the shop business. I have seen drivers approach the shop, realise there is no parking available and drive off again.
- Inadequate parking for those that use the shop. Needs dedicated parking area, also possible one way system.
- It is really a vital resource and we are very lucky to have it. The Post Office is a lynch pin. Without the shop and the Post Office, the village would die. Some dedicated short-stay parking spaces directly opposite the shop would be helpful to ease the congestion that sometimes occurs, particularly for the delivery lorries, preferably

using the corner of the Common outside the Shop, in the same way that the Sun Inn has by using whatever that material is called that can be set into the grass, but still retaining it rather than destroying it. It is essential to improve the road and drainage outside the shop.

- It's brilliant. Convenient, friendly and I think the stock is appropriate for the village.
- love the local food etc on offer
- Love the welcoming aspects of both Accessibility I find the balance of products very good
- Love this shop.
- Lovely manager and friendly staff.
- Milk goes quickly or is near sell by date. More emphasis on local produce
- Needs a dog post so you can leave your dog outside. Not the shops fault!
- Needs more everyday items and less of the fancy chocolates and oils etc.
- Not always easy to distinguish staff from customers.
- Often out of stock of doughnuts! Stamps should be available at the Shop counter
- Parking is perfectly adequate and does not need to be changed.
- Problems with parking are frequently caused by very inconsiderate users who think it OK to block the road. These are regular local users who think they have a divine right to park where they choose to regardless of others.
- Quite often the post office will close for the afternoon or all day with no one seemingly be trained to cover. Would like a shop that stayed open later in the evening and all day Sunday, I quite often drive to one stop in Cranleigh.
- Such a lovely place to go - also run into people you know!
- The access road is in desperate need of repair, as is the area just outside the Shop where water accumulates and causes problems of access, especially for the elderly.
- The access road is in serious need of repair as this is a hazard particularly to the elderly or disabled
- The bakery items disappoint: irregular stock delivery disappoints - perhaps consider alternative supplier eg Bread of Heaven, Haslemere
- The greeting card selection is not as extensive as it was so I rarely use it now. Source wines from a less expensive supplier. Delighted they continue to hold reserved papers if you cannot be at the Shop in the opening hours.
- The pavement outside the shop is in desperate need of resurfacing and is a great hazard, especially to the more infirm amongst us.
- The Shop and Post Office are a valuable asset to the community and should be valued. The "staff" are always very helpful and efficient.
- The Shop and Post Office provide an excellent focal point in the Village. The new directional sign is an excellent addition to passers By
- The shop could do with being larger, new premises, for example the site for sale next to and joined to the Sun Pub? Also have extended opening when there is an event on the common, e.g. the Fete
- The shop is a gem as its the post office we should be proud to use them both
- The staff of both Shop and PO are extremely helpful - a real asset to the Village
- The village particularly as it grows could do with a larger shop with a greater range of goods.
- This is an excellent community facility that is the heart of our village.

- This is our Shop - owned and run by our community. Use it or lose it and give it your support with some extra time to volunteer for a shift or too.
- Very friendly staff and very helpful. Its a pleasure using it. They see just what we want to buy.
- Vital for everyone and the service on both counts is outstanding.
- We don't need yet more tarmac spaces for yet more cars
- Would like the Shop to expand. We use it a lot - so convenient! Brilliant items in the Shop.

Our Natural Environment

Q12: Are you satisfied that you have sufficient access to the countryside?

	Yes	No	No reply
N	163	11	2
%	93%	6%	1%

Q13: Please tick any of the things that are preventing access to the countryside

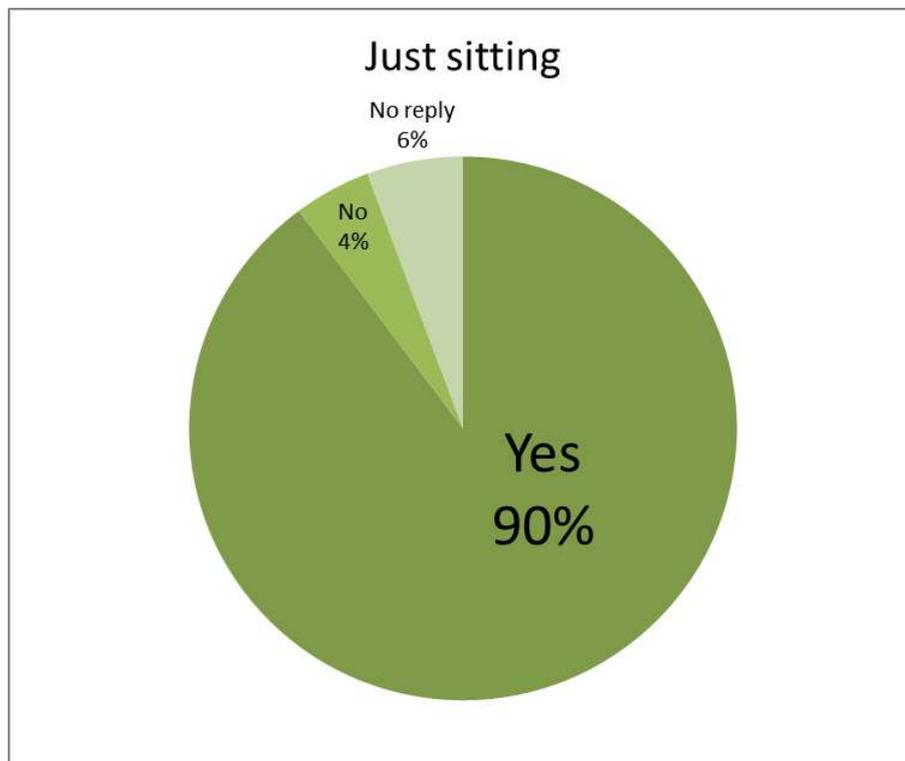
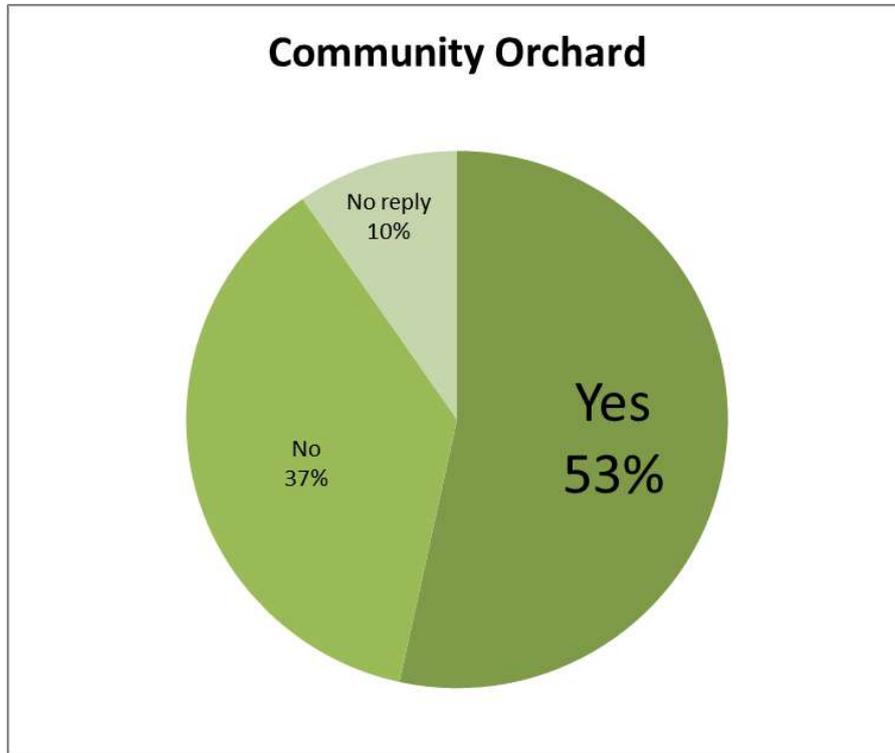
	N	%
Lack of signage or information boards	21	12%
The state or condition of paths	55	31%
Inaccessible paths due to broken gates, stiles etc.	25	14%
Something else? Please tell us below	36	20%

- As little development or human influence on the countryside the better! Maybe a few more wooden signs to encourage other walkers, but apart from that, let it do it's own thing!
- Bridle paths to be accessible to horse and carriage by way of a key and annual subscription
- Bridleways could be better maintained. Do not urbanise though.
- Cannot walk dogs down certain footpaths as there is no easy access for them - too big to lift them over stiles.
- Cattle on public footpaths sometimes a menace. Stiles without dog access a menace.
- Dog friendly stiles on public footpaths would be helpful
- Footpath from the Old Forge to the shop is really dangerous, just waiting for someone to fall!! especially when walking at night to anything on at the Winn Hall.
- Footpaths are not bridleways! Dog walkers clean up after their dogs, but riders do not clean up after the horses and should stick to the Common.
- Footpaths are not maintained.
- From Griggs Meadow there is no immediate access to a footpath or walk without walking along the main road which is not ideal. Some of the footpaths that we can get to beyond the KGV are very overgrown and almost impassable.
- It would be helpful if farmers and other land owners could be encouraged to renew styles with dog friendly versions when it is time to replace rotted ones.
- It's muddy in Winter!
- It's not clear where you can & can't walk. The grass is overgrown & I'm never sure if that is left like that to discourage me from using the paths & fields. IT seems that there's loads of countryside around but I'm not sure which bit I can use! It's beautiful here - please don't build all over it.. There's no light pollution, it's so peaceful - I love it here.
- Just knowing where it is possible to go - is there a local information note on countryside walks etc

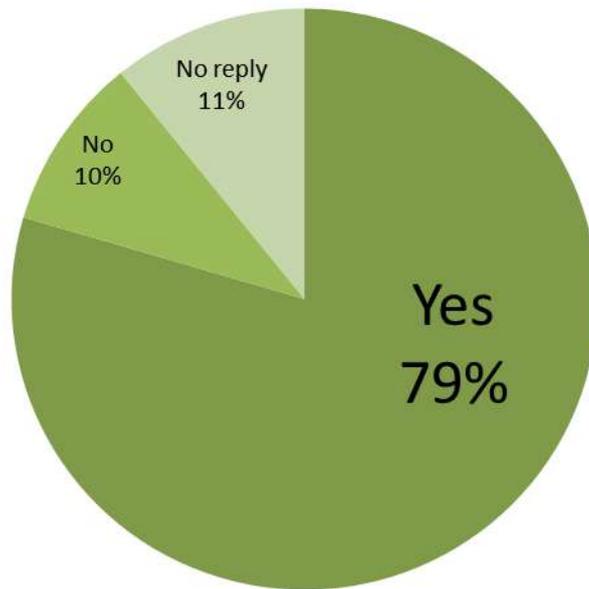
- Limited dog access at stiles
- Narrow path alongside busy road (school to Griggs Meadow) can be dangerous at times when walking, especially with children.
- Needs better signposting for walks.
- No problems accessing the countryside
- No problems.
- No, all above acceptable.
- Nothing prevents access.
- Nothing to add
- Occasional traffic
- over grown not maintained - brambles and nettles
- Paths overgrown
- Signs not saying if I can or can't go down a path.
- Some land owners are actively discouraging people to use the public footpaths across their land by making stiles virtually impossible to cross over with dogs unless they are carried. Giving access at a low level for a dog to pass will not be a danger to stock as long as dog owners are, in turn, responsible.
- Some landowners have installed stiles that are not dog friendly and this restricts the walks people can go on.
- Some public footpaths are very difficult to access particularly where they reach or intersect local roads. The roads are far too dangerous to cross or walk a short distance along, due to high speed traffic, no pavements and blind bends. Stiles are a problem for dog walkers and landowners should be encouraged to provide 'trapdoor' access for dogs, which are common in West Sussex.
- Sydney Wood is a disaster area compared to how it used to be. Alfold Road is a nightmare with extremely dangerous potholes.
- The path from Mill Lane to the Mill House needs to be properly maintained.
- There are some very high styles on the paths that need to be replaced with gates.
- There is nothing preventing access.
- Traveller sites nearby, restricting access to certain fields specified as being on public bridleways by one of the few pieces of signage, as a result of their speeding across said field on the way, usually, to the Village Shop aboard stolen vehicles, such as a quad bike and mud bike, to name two vehicles I have seen them using in recent months.
- We live in the country - it is important that it is not urbanised.

Dunsfold Common and The Green

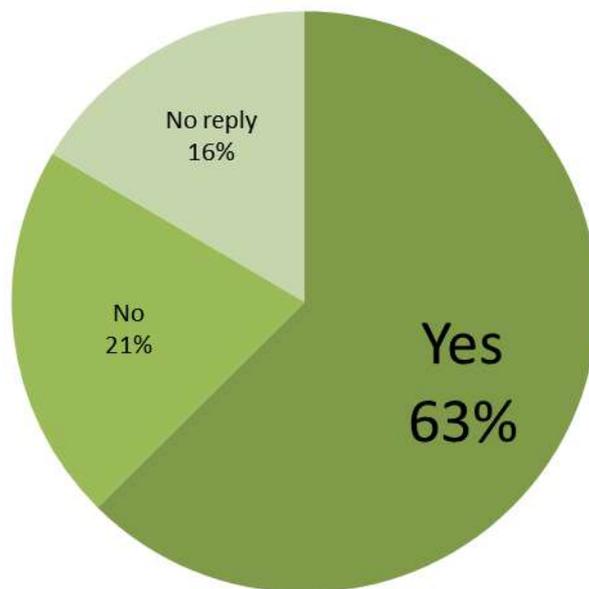
Q14: Would you support the use of the Common and The Green, (green spaces or open areas) for the following uses



Becoming a focal point of the village



More use of the woodland



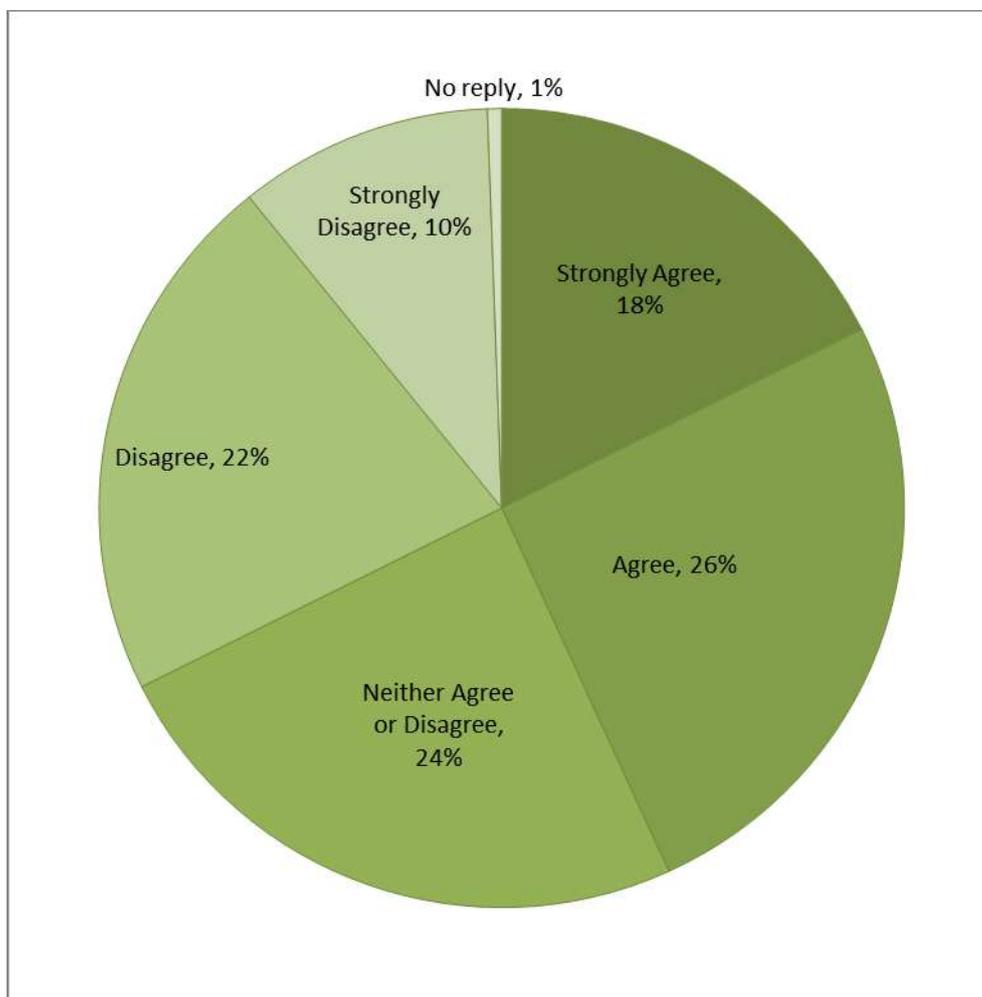
40 respondents said "Something else"

- Already is a focal point
- Becoming a focal point of the Village: the common is already a focal point for several Village even
- Benches along the common would be lovely.
- By keeping the common grass cut, the common would be used more by the villagers.
- Common needs to be cut more frequently. Looks so very untidy when it becomes overgrown & dangerous when pulling out of side roads.
- Common needs to be gently maintained - not over manicured. Maintain natural/rural environment - not suburban!
- Common should be maintained more - better when cut, not left for wild flowers for a few.
- Community orchard – Cherries
- Community orchard - this would depend on how much of the area would be proposed and where. For just sitting, one or two additional benches would be good. I believe that the Common and Green already are the main focal point of the village. More use of the woodland - it would depend on the use.
- Continue to maintain simply by mowing (as has been done in the past) and continue to use for Village activities - fetes and bonfires etc.
- Currently spoilt by dog fouling.
- Do not understand the meaning of a 'focal point ' The woodland is a wonderful asset and believe that more could be done about its management and uses found and paths created for the benefit of the residents.
- Dunsfold Common and The Green is already a focal point.
- Grazing animals? Cattle grids?
- I like the above as it is.
- If the "becoming a focal point" means more events on it, then I'm against this. It should be left in it's current usage.
- Important to keep green spaces and countryside.
- It already is the focal point of the Village. Just leave it as it is. spend some money on more wooden posts to stop intrusion onto the Common - particularly so in Oak Tree Lane where lorries at ripping up the grass.
- It is already a focal point - leave it alone. What woodland are you referring to?
- Leave it as it is. It's beautiful.
- More bridlepaths
- More children playing on the Common and green would be a positive step, but for that to happen, people need to stop allowing their dogs (and in some instances, cats) to foul the area and not clear it up. At present I'm often shocked by the amount of dog faeces to be found both on the common areas (including all over the grassy areas, not just around outer the boundaries and public footpaths.
- More sporting activity
- Natural play area. Helping team keep area clear and tidy
- Need more benches to be able to enjoy the views.
- Need more information on the Community Orchard. Grazing for sheep and cattle. Cattle grids 30 mile limit

- Not sure what is meant by 'more use of the woodland'
- Some woodland is so overgrown it is no longer accessible to walkers. Some more seating on the Common and the Green would make people stop and sit and appreciate it more. Our soil is particularly suitable for apple and plum trees, but without non-organic pesticides disease will be rife.
- Surely the Common and The Green already is the focal point
- The Common and Green are used continually by walking groups/hikers - dog walkers - Villagers. Wildlife need these especially the Green where the cygnets (and swans) need space to learn to fly (and land)
- The Common and Green is a beautiful asset as it is and does not need to be changed. It makes Dunsfold unique and one of the most beautiful villages in the UK
- The Common and the Green are the beauty of the Village and need to remain as they are so future generations can enjoy them as we have.
- The Common is de facto a focal point of the Village. Its aesthetic value should be unquestioned. It should be mowed as it has been and enjoyed for recreation and Village activities ie fetes, bonfires and such
- The Common is not mowed enough. The grass is too long for children and dogs to play.
- The Common should be a learning place for children: woodlands, ponds, grass, flowers
- The Common should return to 'hosting' sheep and maybe cattle. All access roads should be equipped with cattle grids which would have the added advantage of slowing traffic down.
- The Common, the Green and the cricket pitch have always been focal points - now being destroyed by roads for access to housing developments, especially opposite cricket green!
- The ditches around the Common are not being dug out, leading to swamp and mud so the path across the Common is inaccessible.
- We currently cannot use them as the grass is so tall. This is usually the case.
- Why not use the common for grazing animals cattle/sheep etc?

Car Parking

Q15: Dunsfold is in urgent need of further car parking



- Try again for few spaces on grass. Tar over small part of common outside Shop
- Promote usage of the KGV car park for residents/visitors to The Green. The condition of the access road to the car park is very poor and improved footpath access from the car park to all houses along the Green i.e. Elmlea, Blueberry, Spindleberry, Redvers etc. etc. might encourage more people to use the facility.
- As a resident with no legal right of way to park near my home it can be very difficult to find a space nearby and sometimes the village car park is full. There are a couple of cars that are never moved and seem to have been 'dumped' there.
- The car park should not be used by residents to store their multiple cars but I don't know how you could police this other than it being locked between 8pm and 8am and who would provide that service
- Particularly at The Shop / Post Office
- Especially in each housing area - Griggs Meadow, Nugent Close and Binhams Meadow it is limited.
- More parking places on lane to the Mews. 4 only. 8-10 urgently needed (+4-6)
- Should parking spaces be created near The Sun pub?

- The parking problem is at the front of our shop
- Use concrete cobbles or hard standing mesh which allows the grass to grow through the pockets rather than a massive area of black tarmac.
- The village car park is very often IS completely full and at most other times nearly full. I have already commented on extra parking spaces using the Common opposite the Shop above, but a futher village car park is clearly needed. Can we make use of the old Baptist chapel site? Or part of the old school site? Or simply enlarge the existing car park?
- More car parking should be provided on the edge of the common near the shop.
- More parking is required in the Chapel Lane area due to insufficient parking parking space for houses, and it is too far to walk to/from the current car park for elderly people. It is also unsafe to walk along Dunsfold Common Road because of speeding traffic.
- The 'Bricklayers' car park is being used by the mini buses conveying staff to the new housing development instead of the KGV car park as arranged. It is also being used daily by a large goods vehicle, vintage vehicles awaiting restoration and several non Dunsfold owned cars. It is invariably therefore full. Consequently there is no parking overflow in the village anymore. Binhams Meadow, in particular, is becoming very hard to park in, which is most inconvenient for those who need to convey heavy shopping to their homes.
- Especially when cycle events take place
- The Village Shop in particular sometimes has real trouble, in terms of people having to leave their cars right outside the shop either because of potential other spaces right outside all being taken up by various other vehicles (including those belonging to the shop's next door neighbour on the right), or just because of delivery vehicles parking in inconsiderate positions and subsequently causing other vehicles to become stuck behind them.
- Limited parking should be allowed on the Common in front of the Shop. There should also be a parking space reserved for the less mobile outside the Shop.
- Grasscrete parking around the common near the shop is essential. Planning permission was previously refused, however, you can get around this by putting in another application and asking the ward member to call in the application to be decided by committee.
- More spaces ware needed, but suitable areas in the centre of the Village are limited.
- Outside the Village Shop. The old school is OK at present, a wasted asset. Is there any reason why the Village Shop could not be relocated there if the hope of a Village school is completely impossible?
- The Village car park is often full - very annoying if you need overnight parking.
- Cars in Village car park, some of them appear not to be used/moved for a long period??
- But not on the Common
- Would be useful to have more parking especially when fete/dogshow are being held.
- More spaces needed on entrance drive to The Mews. Parking on this drive makes access difficult for those who need access to their own homes.
- Permission needs to be granted for diagonal parking bays outside the Village Shop - parking is often difficult

- Do not enlarge parking at The Mews - open and conspicuous. Investigate parking facility in front of ex-school site.
- Extend the existing car parking on the Common. On one car park enlarge it so you can park on both sides and on the other have 3 lanes of parking.
- Outside shop for shop/post office patrons on v short term basis only.
- Graze the common
- write to estate agents as they are misleading new residents regarding their parking rights.
- Parking outside the shop and post office sometimes a problem so perhaps indicating the need for a further parking area to be created.
- Only in specific places eg around the shop and Winn Hall. Using a small piece of common land opposite the shop to make side by side parking off the access road opposite the shop would be really useful - and probably controversial!!
- Difficult to balance need for parking with need to preserve the common land as is, have no super suggestions!
- There is a shortage of spaces at the North end of the common near Elm corner. If the road to KGV was improved they could use the car park there.
- Better bus service = potentially fewer cars This is mainly an issue when we're invaded by cycle races
- Pockets of parking would be preferable to a large car park.
- Bicyclists blocking access - rude responses. All day parking.
- Parking would not be such a problem if all residents and their visitors used their drives and spaces wisely. Grassed common land should not/need not be parked on anywhere and should be stopped.
- Parking area outside shop less resident parking and bays for the Shop only.
- People should use car park and walk
- Only a problem at certain times eg big events
- Would not like to see extra parking at cost of green spaces.
- Residents who live on the Common should have specific parking facilities for each property. Maybe an annual rent?
- The unacceptable increase in local housing will bring extra strain on car parking facilities. At present there is not a major problem.
- Only a problem when mass cycle races descend on the village on the summer weekends.
- Small parking area for shop would be useful.
- People should be encouraged to walk, cycle, enjoy country life.
- Future planning permission for homes should insist each property must have a garage plus two parking bays.
- If the Aerodrome development goes ahead, more " short term " car parking may become necessary around the shop.
- More car parking would attract more cyclists and non-resident visitors
- The only area that needs more parking is up by the Church. There's plenty around and along the common.
- Do not sacrifice any more grassland for favour of tarmac. Cycle events should pay to park in the Winn hall Car park and banned from parking outside the Shop.

- More car parking invites more visitors and cyclists. This is a rural village and such would reduce its character.
- It is reasonable that residents should be able to park close to their homes, but I see no need for additional parking on the Common or Green. We should ensure any new developments should have adequate off road parking provided, with no additional burden put on the open spaces.
- Do not agree with further parking. There are too many cars already!
- There is adequate parking and the Village does not need any changes in this regard.
- There's no need for more parking, which would spoil Dunsfolds appearance and encourage more traffic.
- The more spaces you provide for cars, the more cars will use them (ref: M25, local supermarkets)
- Shop is for locals! If parking is needed there is a village car park and spaces all around the green by the Shop
- Absolutely no need for more parking.

Street Lighting

Q16: Dunsfold does not currently have street lighting and many residents are in favour of a "dark skies" policy. Please let us know what you would prefer.

No street lighting at all	84% (147)
Street lighting in the village centre	12% (21)
Street lighting throughout the village	3% (5)
No reply	2% (5)

Comments

- A few more lights would be good but not so it looks like a runway
- Along the main road, for the path
- Although I'm not in favour of street lighting I suggest that low level lighting for pedestrians is required.
- Dark skies support present rural character of area.
- Griggs Meadow has some lighting. Binhams Lea also has some. Perhaps Binhams Meadow, Nugents Close & Arnold Close should be considered due to the safety of residents in these areas..
- How about sensor lighting - only comes on when there's traffic?
- I do not mind security lighting because it is only on for a small amount of time, but should not activate outside the property it is on. My garden is illuminated at the back by my neighbours very bright lights being on for hours at a time and even all night. It is intrusive, the neighbour refuses to change it to dimmer less powerful light.
- I think the village suffers from a 'hibernation' frame of mind once dark, due to no or inadequate pavements, no street lighting and a speed limit that is too high. More villagers could move safely about during the evenings and dark winter days if these inadequacies were addressed and the village as a whole would benefit, as the pub, Shop, Winn Hall and KGV, (plus the church if there was some lighting near there too), would be used far more by local people, at last able to walk safely round their village after dark.
- I use a torch at night but the paths are full of holes and a hazard when wet. Still would not like street lighting.
- It is dangerous not to have street lights, this was the first thing I noticed when I moved here.
- It would be tragic to introduce street lighting!
- It's nice not to have the light pollution.
- Let us remain a Village with "dark skies" so future generations can enjoy living somewhere in England that has this. Street lighting is not needed in such a small Village - no one walks anywhere here at night.
- May be on the housing estates.
- Not essential as we can use torches and mobile phones have torches on them
- Not only no street lighting, but there should be strict conditions on outside lighting for new developments, for example outdoor sensor lights at low level only.

- Part of the Village beauty is lack of pollution; lighting would be a form of visual pollution.
- PLEASE let's stop the light pollution - outside lights a 3ft or below for safe footpaths in drives etc
- PLEASE NO LIGHTS. We can all use torches surely?
- So called 'security lighting' is becoming a blight with it constantly being switched on by wild animals and pets throughout the night. Cannot these home owners turn down the PIR sensitivity so that we are not constantly woken by bright lights shining into bedroom?
- Some by the car parking, Winn Hall and Shop especially in the winter months.
- Street lighting would be an urbanising anathema
- Strongly against the provision of street lighting, I value the moon and star lite nights. This is a rural setting not suburbia.
- The pavements are very uneven and when walking in the dark makes nagivating hazardous.
- There's more than enough light pollution in the area.
- This is a Village, not an urban area.

Traffic

Q17: Some residents are particularly concerned about traffic on Dunsfold Common Road (the road through the centre of the village). What should be done to help?



- This needs to extend beyond the centre of the village. There are houses and driveways on the road leading up to Chiddingfold Road and beyond. Chiddingfold Road and High Street Green have higher speed limits but these should be brought down to 30 mph, at least until the road changes to High Street Green.
- "Pillows" with no street lighting like Thursley.
- A 40 mph speed limit should be extended down Wrotham Hill and somewhat along the Chiddingfold and Plaistow Roads. The solution to the speeding problem is NOT to reduce the speed limit further - it is too police what already exists. Restricting HGVs through the village is essential.
- Auto speed sign has not been working for several weeks. Road narrowing would be useful.
- Auto street signs seldom work so only retain them if they can be made to work. Also install sleeping policemen/ramps.
- Automatic signs are useless, they are forever breaking down.
- Automatic signs don't work.
- Automatic speed warning signs often don't work
- Automatic speed warning signs should work!
- Cattle grids and animals
- Chicanes at the beginning and end of the centre might help. if you reduce to 30mph people will still speed at either end - reduce to 40 all the way from Pratts corner to the bottom of Wrotham hill would be better
- Could a width restriction to one lane help (as in bridge near Elmbridge, or in 1/4 mile road?)
- Could the village limit be extended to meet the Dunsfold Road? We live on the edge of the village. The speed of some vehicles is scary and I don't feel safe walking with my daughter to the village. I certainly wouldn't allow her to ride her bike with me into the village and I think that's a real shame.
- Create a wider footpath where possible so pedestrians aren't so close to road.
- Ensure automatic speed warning signs are working Re-introduce speedwatch
- Ensure that speed warning signs work effectively
- Existing automatic speed warning lights need to be maintained & in constant working order.
- Extend speed limit outside village, definitely down the Alfold Road.
- How to enforce speed cameras and restriction of HGVs. Speed cameras presently broken! Other traffic calming measures needed research - such as a chicane.
- Extend the speed limit towards Chiddingfold - along Wrotham Hill and Chiddingfold Road to Old Blacknest Cottage. It is now impossible to walk safely to the village and the increased and increasing heavy traffic make it difficult to get out of drives safely. Stop the heavy HGV's coming from Chiddingfold through the village to the building sites in Cranleigh ignoring the NO HGV signs in Chiddingfold and at the A281 junction. Many of them are "Browns" and "Axtell" aggregate lorries.
- Have some traffic islands at either end of village that force cars and motor bikes to slow down (like on Busbridge Road). It is pretty frequent to see cars speeding along the straight part past the village hall and Binhams Meadow exit and extremely dangerous for pedestrians.
- If the speed warning signs work.

- If they worked
- install pinch points at both ends and in middle near the school.
- It is ridiculous that Plaistow Road is unrestricted for speed, someone will be killed as cars drive at 60mph plus even though there are many houses with concealed driveways.
- It would be helpful if the automatic sign worked properly.
- Keep automatic speed warning signs providing they work!!
- Keep the automatic warning signs in working at both ends of the village ALL the time
- Make sure the automatic speed warning signs are accurate! Never works properly. Speed limit coming out of Village towards Plaistow/Chiddingfold should be 40 not 60.
- Make sure the automatic speed warning signs are working and that they display the new speed limit of 30 mph when it is in place.
- Make the signs work!
- More automatic speed warnings, more maintenance on existing ones.
- Not sure what a calming pillow is but if it refers to bumps in road that force you to slow or risk damage to vehicle. Then yes. Only thing that has real deterrent.
- Reduce speed limit on winding roads - Wrotham Hill and Chiddingfold Road to 40 mph
- Reducing the speed limit further is pointless and cannot be enforced without intrusive traffic calming measures or street lighting.
- Speed limits should be introduced on the approach roads as well. The 60 mph is inappropriate where there are houses with concealed driveways. The speed limit on the roads is inconsistent with traps main Cranleigh Road now being designated 40mph with virtually no houses on it.
- Speed of traffic is not only a problem on Dunsfold Common Road. As a resident of Plaistow Road the speed of traffic is alarming, frequently causing danger when emerging from residents' driveways and for pedestrians wishing to walk along the road to visit neighbours.
- Speed warning signs haven't been working for months and therefore ineffective. If speed limit is dropped to 30mph then drivers will at least slow down to 40mph!
- Speed warning signs must function correctly. Too often they are malfunctioning
- Speedbumps
- Speeding vehicles are an increasing concern. We must get Surrey a Police to set up regular speed traps and, in the long term, establish permanent speed cameras in the village.
- Support restricting HGVs but it would never happen. Supporting speed warning signs but only if they work! The pavements from, say, Griggs down to the Winn Hall are v.narrow and cars go v.fast
- The automatic sign is a toothless and invariably broken method that fails to control traffic speed at all. The volunteers are rarely available to operate the speed gun and drivers are now aware a prosecution from such a method is not going to happen, so it too has no effect. Our narrow and incomplete footway adjacent to Dunsfold Common Road, particularly at the bend between the two arms of Binhams Meadow, is therefore very dangerous and I have witnessed several collisions between cars

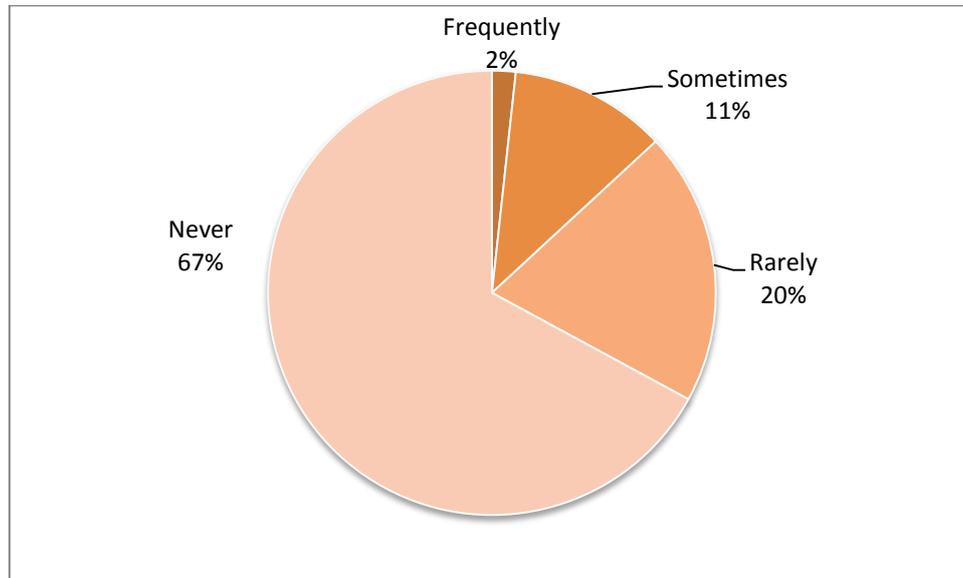
speeding South through the village and cars turning right to go to the village shop, one of which wrote off the turning car!

- The automatic signs are never working as they are not maintained. Extend the speed limit throughout the Village. The de-restriction signs in and out of the Village to the south encourages this straight stretch of road to be used as a race track by cars and motorbikes.
- The automatic speed signs don't work. Some people actually see it as a challenge to see how high they can get it to read.
- The Common road has good visibility at all junctions joining it. The occasional actions of a few shouldn't restrict the responsible behaviour of the many.
- The current automatic speed warning signs are ineffective.
- The existing speed warning signs are unreliable, always going wrong (when it rains?) and most speeders clearly have little regard to the speed limit or safety of villagers, so these warnings have little effect on their own. I think they do help to (when functioning) remind lazy drivers to slow down when they simply haven't noticed they have entered a reduced speed limit. Lowering the speed limit for a considerable distance outside the village would help with this. I think that at the very least, the 40 mph limit should extend from the beginning of Dunsfold Common Road at Pratt's Corner, through to beyond Blacknest and Wetwood Rough, say the White Beech lane.
- The road is far too fast and blind corners can make crossing dangerous for the elderly and young. The pavements are either non existent, too narrow or being encroached by the verges.
- The road is straight and people speed up when driving.
- The speed of traffic on other residential Village roads (Alfold Road, Plaistow Road, Chiddingfold Road) is worryingly fast and a bit scary for pedestrians.
- The speed signs don't really seem to work! Maybe a community speed watch and definitely need to reduce HGV usage especially on restricted roads which seems to be ignored.
- The speed warning lights need to be serviced more regularly
- The speed warning sign at the north end of the Village is very confused. It doesn't know what speed you should be going - it goes from 2-78 very quickly
- The speed warning signs are never working so are pointless
- The turn off into Dunsfold from Godalming is on a particularly dangerous blind corner. It requires more warning for traffic coming from the Cranleigh direction and foliage on the inside of the curve kept well trimmed.
- the warning lights that are there need to be working, they are currently flashing random numbers that make them a joke
- There is likely to be more and more traffic with all the building. Need to think about better and wider pavements - at present very dangerous.
- Traffic goes much too fast through the Village. No further house building needed for the Village as that adds more cars!
- Traffic is bound to increase with new housing.
- Using the path alongside the road is very hazardous, cars and lorries come too close
- Very few people take notice of the speed warning signs and they are often out of order

- We do not need any more road signs, signage, flashing lights, speed bumps or other debris.
- You can have 'build outs' without the need for street lighting.

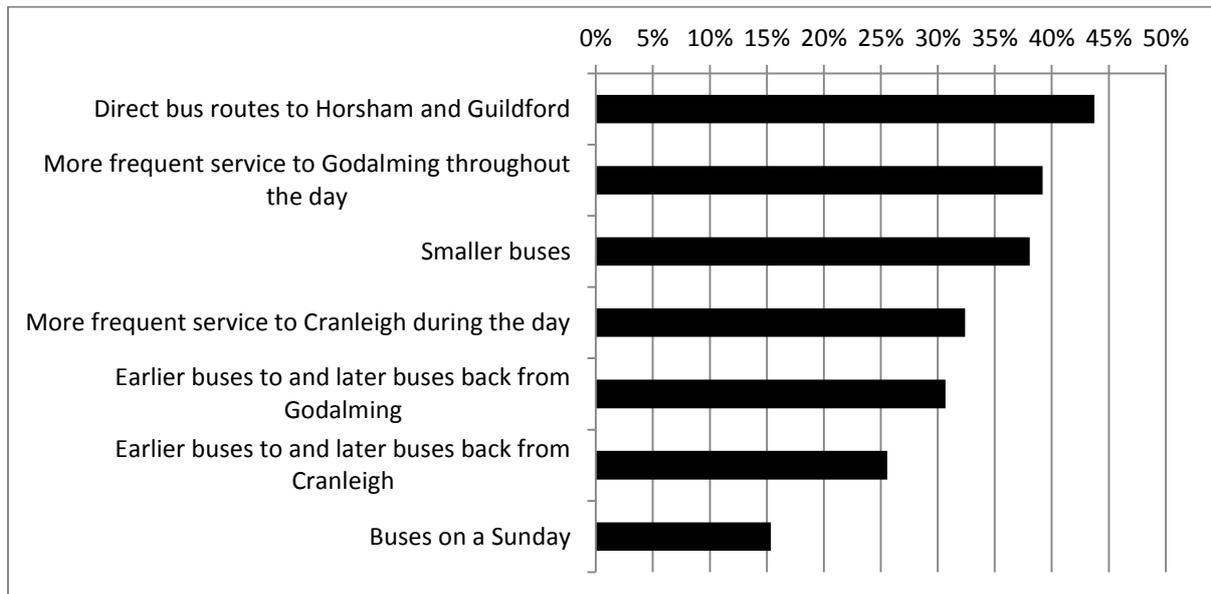
Buses

Q18: Do you use the bus service?



Total number of respondents = 176

Q19: Would you use the bus service / use it more if there were:

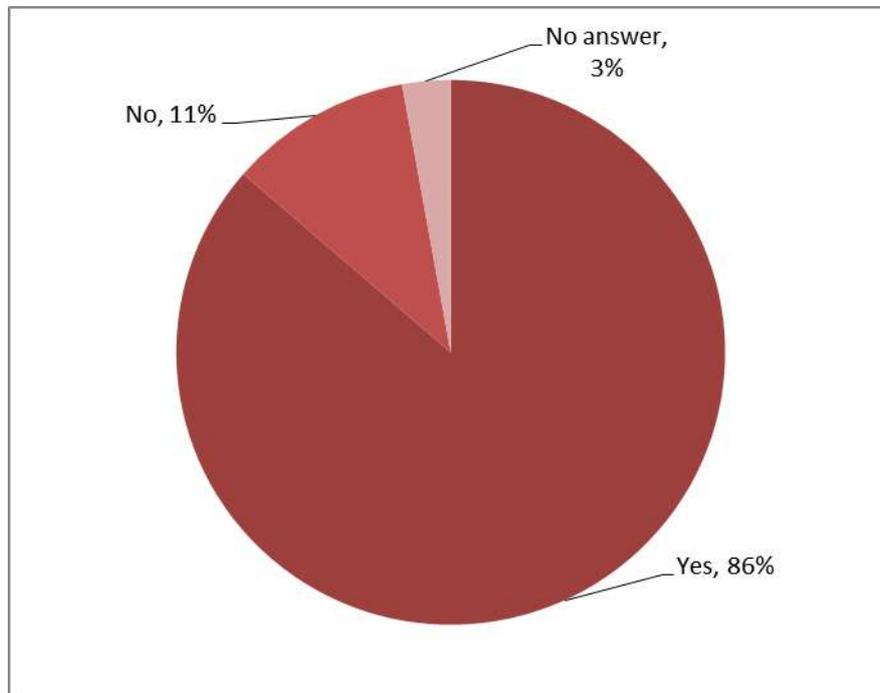


- Although I have answered "no" above my response would be different if I could no longer drive (or afford a car). In that case, I would prefer smaller buses. The large ones are often empty and this must be a waste of fuel.
- Buses take up a lot of space on the rural roads, and never seem to be full, so smaller buses would be a great development! Also...more efficient timing!!
- Buses that run much later during the evenings from Guildford, Godalming and Cranleigh would be the most important factor in increased use I believe.

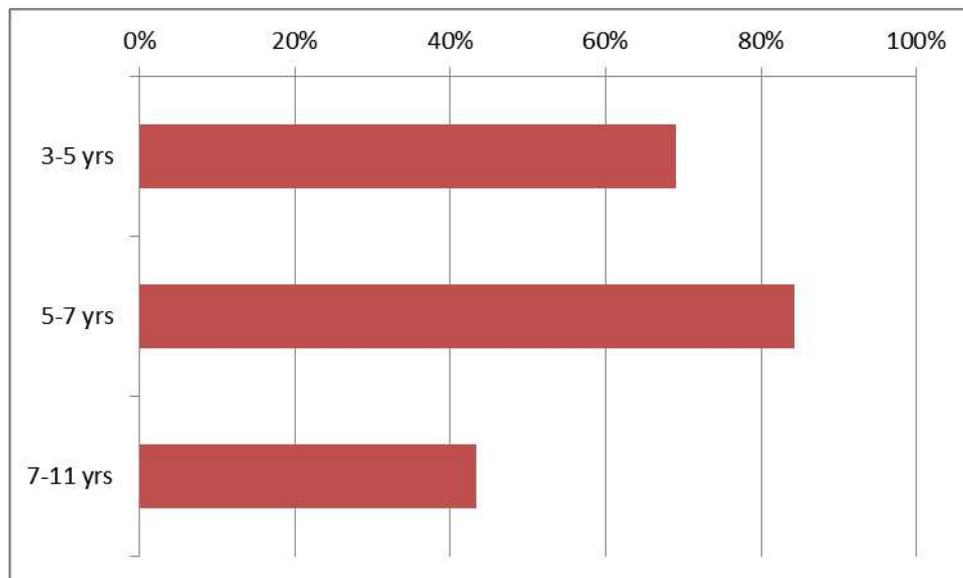
- Can't help thinking some 'commuter' services to/from stations would save a lot of traffic, as well as to the shops.
- Don't use the bus service because I have a car.
- I have a car but would certainly use buses to Cranleigh/Godalming if no longer able to drive
- I have to walk to the Winn Hall from Chapel Hill to catch a bus which is not easy. Would it be possible for there to be a bus stop nearer Chapel Hill?
- I would possibly use the buses, but only a maybe currently
- I wouldn't as I have a car and prefer to use that.
- If I was unable to drive or had no car I would be answering differently
- If I were not able to drive my responses would all be Yes. I would suggest smaller buses, even though I don't use them, as they are rarely full and too large for the roads creating dangerous driving conditions.
- If more frequent (and smaller) busses are favoured. then parking should be made available very near to the bus stop.
- More frequent services to Guildford.
- Northbound bus stop opposite Winn Hall needs to be implemented.
- Personally, I would be unlikely to use the bus, but my children would.
- The buses are often running very early or late. Need more bus shelters as very exposed to the elements. Would use more often if more reliable and a dry area to wait in.
- We don't need a bus service beyond what we have.
- What little bus service we have seems always to be 90% empty. It is either at the wrong times or on the wrong days. Surely a smaller vehicle would be more profitable?
- With a daughter at school in Guildford, a bus that arrives in the bus station there at about 8:10am would be perfect. I have written to Compass Bus Company but they have not responded.
- Without a Sunday service, the word 'service' is a false claim.

Village School

Q20: Would you like there to be a village school?



Q21: If yes, which age ranges you would like the school to cover?



N: 152 replied "Yes"

Q22: If yes:

152 replied "Yes"

- **Do you have children who would attend the village school?**
12% of the 152 said they did have children who would attend.
- **Would you like to see the school used for other activities in non-school hours?**
89% said "Yes".
- **Would you like the school to be on the existing school site in the centre of the village?**
93% said "Yes".
- **Would you like the school to be somewhere else?**
5% said "Yes".

Comments

- Although it's too late for my daughter to attend a village school, if I had younger children and was moving to the village it would certainly be an asset.
- As previously stated, the existing site should be converted to residential and a new school built on the KGV site, which is large enough to accommodate a spacious and modern all through primary school, sufficient parking, playing fields, clubhouse, nursery school and probably also the doctor's surgery. The only way a rural school can survive is if it is full primary, i.e. Reception through to Year 6. This is due to both economies of scale and also because parents don't want to disrupt children's education by moving them after Year 2.
- Could the sports fields attached to the existing school site be used in place of the KGV facilities?
- Current plans for a school are not viable given the location and financial considerations.
- Don't mind if there is a School, nor whether it is on the existing site or not.
- Existing school building could be used for after school activities/ youth club
- Grandchildren would attend.
- I don't believe the provision of a local school for infant or primary age ranges is appropriate in the village. The diversity of curriculum and provision of a wide range of resources is far better served from larger more centralised schools. The promotion of reopening the school is flawed and should stop immediately. The school building/ plot would be far better used for retirement flats or similar.
- I don't mind where the school is sited, as long as it is central to the village and has good safe walking access to it.
- I don't mind where the school is. Maybe the site where it is, is too small.
- I don't want the lady from the nursery - Chestnut Trees?? who is currently commandeering the KGV. The school is so important to the village - it's so often the 'glue' that a village needs.
- If a school is reopened the nursery school should be on the same site.
- It appears to be a misleading statement in the paragraph over the page.

- It would be great if the school building could be a kind of community hub - with classes, café, arts & crafts etc as well as a school
- It would benefit the wider community if it was a doctor's surgery.
- new school purpose built building
- Nil
- Nugent Close brought more young families to the village and enhanced the community as a result. Further housing development will increase the numbers of families. It does not make sense to bus them all to Plaistow.
- Old canteen is rather unsightly and doesn't match school
- Preserve the beautiful original building which has been derelict for years!!
- The existing site would need a huge amount of work to be viable but is central to the Village. Perhaps the sale would fund the building of a new facility, elsewhere if needs be.
- The location is ideal as near houses which usually home younger families. It is also a suitable location for easy access by foot and car traffic without infringing upon the rest of the Village.
- The lovely school building is an eyesore now. It should be repaired and used either as housing or village facility without further delay.
- The Parish Council should encourage WBC to support the efforts of DVST to reach an acceptable agreement with the Diocese of Guildford and SCC. They have not been performing their Trust requirements correctly, and are trying to downrate the need for a school in Dunsfold.
- The School is a heritage asset and should be restored - the Diocese should be forced to pay for the damage caused by their criminal neglect. The site is perfect for a Village school being adjacent to house likely to have young families.
- The Village does not have enough children to support a school. It is not for the Village to provide educational services to "outsiders".
- The village school closed in 2004 the year my son was about to start and just before Nugents Close was completed. Surrey County Council at the time who own 1/2 the building wanted to keep it open the Guildford Diocese wanted it closed. The school provided a centre for the community and will be more important with the new housing developments being built now. Village children have to travel over 5 miles to the nearest infant school. They cannot all attend one school. The Church of England are trying to break the original purpose of The Trust where the building was given for the education of the children of Dunsfold not for their profit. They were given the building under "Trust" in 1959 and now want to sell the buildings for their own profit.
- There should be a school in the village - wherever it is located.
- This empty listed building needs to be brought back into beneficial use asap. Could it be used for adult education purposes in evenings.

Working in Dunsfold

Q23: Do you run a business or work in Dunsfold?

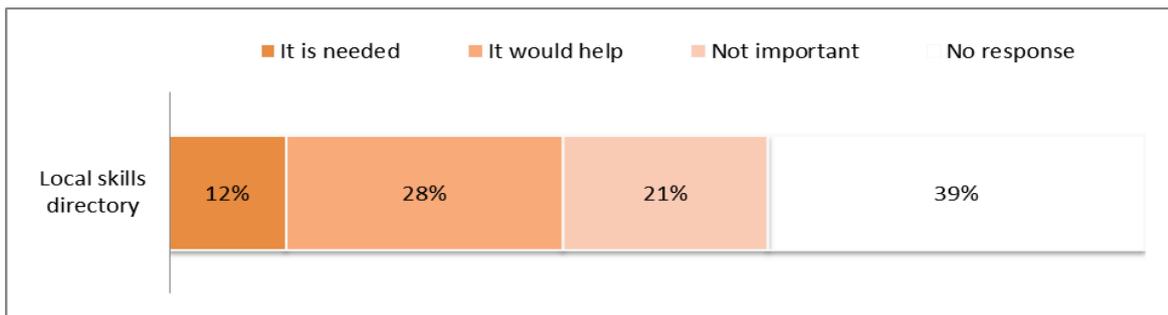
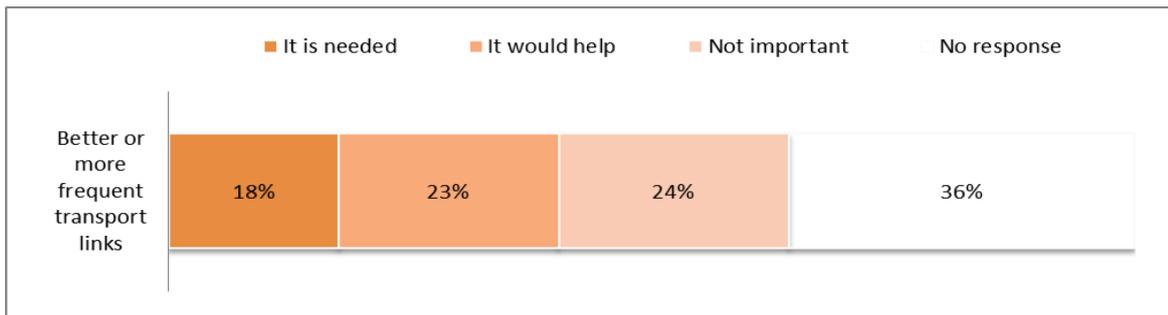
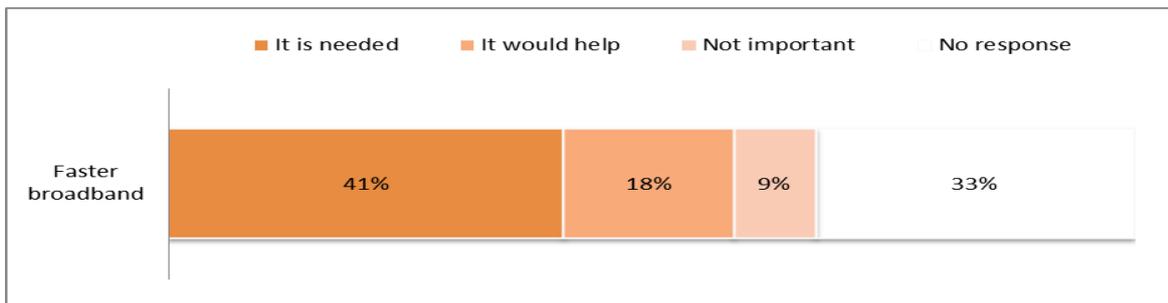
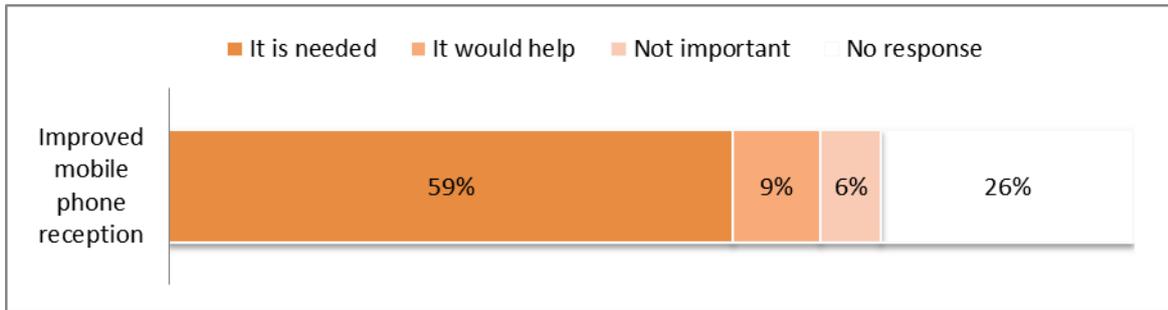
51 (29%) said “Yes” and 90 (51%) said “No”. (20% did not respond.)

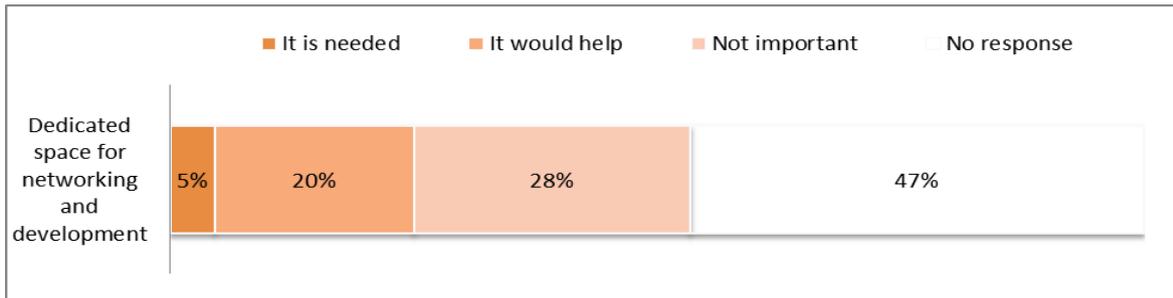
Q24: Do you work away from your home?

If yes, then please tell us the main transport method you use. For example; if you drive to Milford and then take a train to London, the answer would be 'Train'. (Train/Car/Bus/Cycle/Walk)

Only 2% said they worked away from home – maybe people misread it as “worked at home”? – and 44% answered the question about travel to work. Of these 77, 63 (82%) mentioned car or van and 17 (22%), train; 2 (3%) mentioned walking. None mentioned cycling or bus (Some mentioned more than one travel mode.)

Q25: Please tick any of the following that would improve your experience of working, training or studying in the Parish of Dunsfold or would support the growth of your business or service.





Seven respondents said “Something else”:

- Better or more frequent public transport links would be the most important factor by far.
- Does not apply to me.
- Dunsfold 'chamber of commerce'
- I already have very fast broadband, so I don't think this question is relevant. It is needed for any areas of the village that don't already have it.
- Less heavy traffic. If Options stopped digging up the road.
- Not sure what is meant by dedicated space for networking etc.
- Perhaps a rural crafts centre to continue the "rural crafts" which are in decline.

Q26: Do you require additional workspace within the Parish of Dunsfold?

If you answered yes to the above question, please tick which type

Six respondents said “Yes” and 125 said “No” (with 45 not responding).

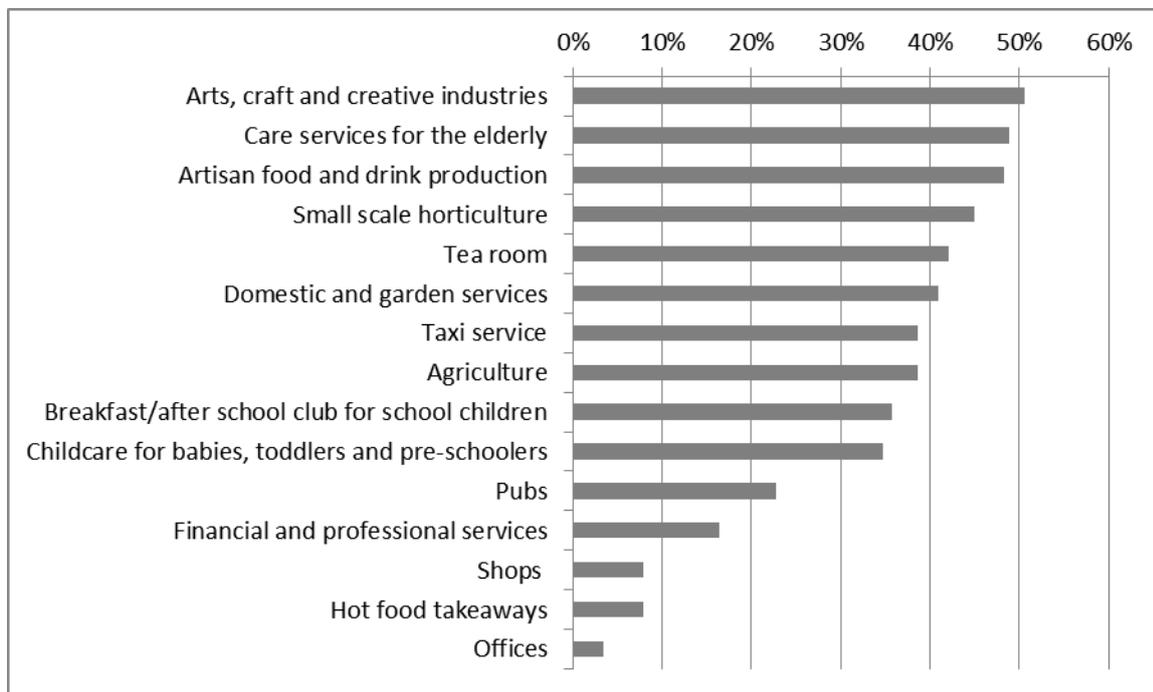
	N
Workshop	3
Flexible / shared office	2
Studio	2
Private office	1
Garage	1
Something else	3

Two respondents described the “something else”:

- Dedicated small area which could include small studios and workshops and offices so that it is kept in one place. Like Smithbrook Kilns but on a smaller scale.
- Meeting space - something that is suitable for small business meetings / one-to-one work that can be hired at reasonable cost by the hour. Like Regus, but local and cost effective. I would definitely use this.

Q28: Would you support the establishment or development of the following business types or employment opportunities in Dunsfold?

Please tick your preferences below.



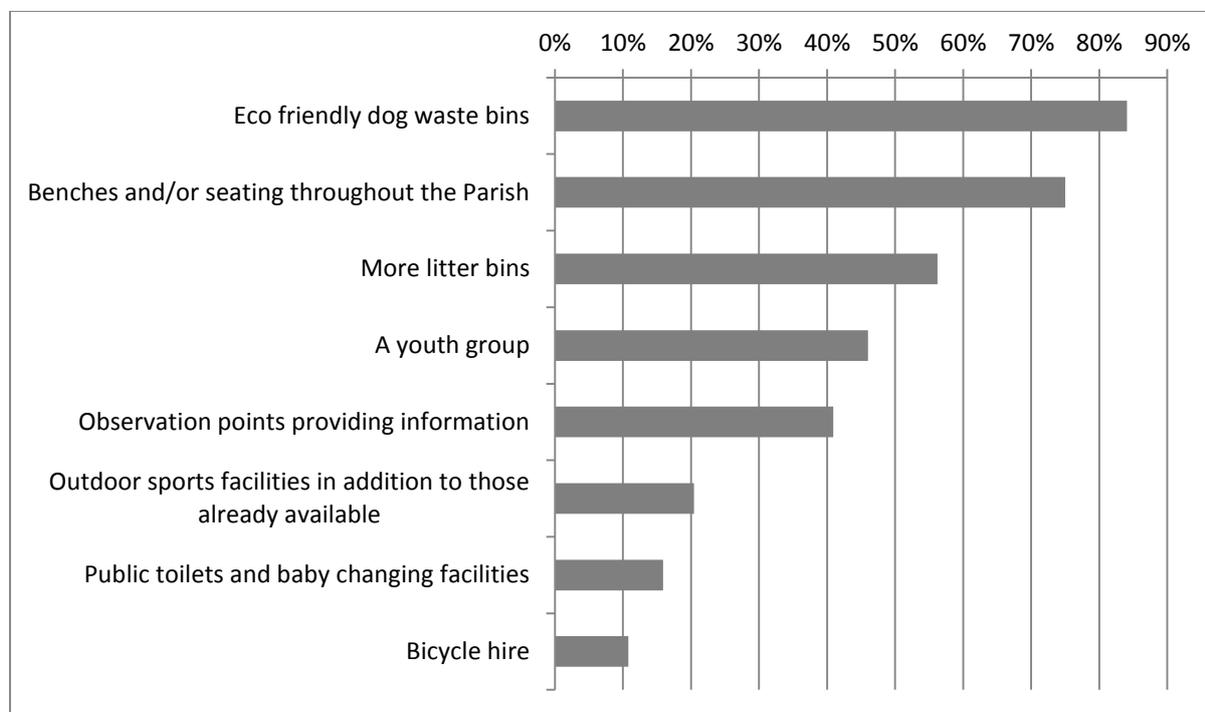
- A proper mini market
- All of the above should be of a scale suitable for the Village ie to serve the Village and local rural area
- All should be to serve the local area and, therefore, be of a small scale.
- Butchers, Bakers etc
- Café. Art Centre/Gallery
- Don't urbanise the village, keep it rural. That's why I moved here!
- Dunsfold Aerodrome was once a farm. It should have reverted to agriculture at the time of BAE leaving. The rich few were clearly against such an idea as it would not line their pockets.
- Farm shop in empty Baptist Chapel building.
- Hairdressers?
- I think a taxi service could be useful for those who do not drive and the elderly. There is already a private hire service for longer journeys
- I think both the existing shop and pub are perfectly adequate for a Village of this size. Hot food takeaways would be awful! - not just because they would increase litter problems in our area.
- Increased pharmacy facilities and maybe a hairdresser and dentist?
- Lottery outlet in Shop.
- More of a mini supermarket
- NB. Elderly!
- Not too many shops or office blocks-we must remember Dunsfold is a small village!

- Our current village shop and pub both provide an excellent service and are more than adequate.
- Pet and house services
- Rural crafts: Pottery/kilns Glass blowing Willow weaving Flowers forge Artisan local produce etc + workshops for paying customers
- See above - it would need staff.
- Shops that hold more variety of produce and grocery items like the Haslebank Stores in Ewhurst and Shamley Green.
- The type of businesses permitted should be restricted to those suitable to a remote, rural area. Industrial development as at the Chiddingfold Storage unit should not be allowed to develop further; and similar activities should not be permitted. They can go to Dunsfold Park!
- The Village has changed over the years and so has lifestyle generally so we do not feel the addition of business would add many benefits.
- We already have a pub. We have an excellent Shop - it just needs more space
- We have a taxi service
- Wouldn't like to see Dunsfold become too commercial. I would like to keep a rural feel. Cranleigh is very close for all of the above in my opinion.

Other Facilities

Q29: Are there any other facilities that you would like to see in our Parish?

Percentage replying “Yes” to:



Those who wanted to have a youth group were asked if they were prepared to get involved: 30 respondents said “Yes”.

Other suggestions:

- An improved playground to appeal to all age ranges with benches and seating for picnics. Youth groups and events ie brownies etc and events for older children, so they can enjoy and stay in the Village. Organised litter picks and Village tidying.
- An outdoor bowls green.
- Benches/seating: already plenty. Please replace Millenium bench.
- Could be interested with helping out if a youth group got started
- Cycle events are an inescapable fact. So lets embrace them as an opportunity. Rather than treating the cyclists as an inconvenience, lets open our arms to them. Give them a dedicated event facility: toilets, parking, cycle cafe. Set it up as a revenue generator by charging for the events, car parking charges, cycle washing facility, and of course the cafe. If this is done properly, cycle events can be a weekly event (preferably Sunday morning and mid week one or two days), throughout the year, thus generating income for the local council to spend on the local community.
- I would have helped with a youth group when I was younger.
- Indoor sports facility
- Not sure how successful a youth group would be. I would love to help but currently I am time poor! I have two jobs so I can live in Dunsfold!

- Repair existing benches
- Site dog waste bins away from pub garden and picnic bench by shop.
- Some seating, yes, but not throughout the Parish.
- There needs to be something for young teens - a skatepark, a place for them to hang out - which is why I ticked Youth Group. I really mean facilities for teens.
- There was a Millennium seat by the village pond in Hook House Road until recently. It has disappeared. My father used to enjoy sitting on it and wishes it were there still:
- Youth Club help would depend on when etc

Q33: Please tell us about anything you would like to see in the village for Children or Teenagers

- A club room and/or gym.
- A meeting place with activities for teenagers/young people
- A Youth Club.
- A youth group with some premises where they can get involved in learning, maybe basic mechanics and outdoor pursuits etc
- A youth group.
- Already mentioned a youth group or similar venture to get the Village children/young people together and form friendships etc
- An infant school, youth club, Scouts, Brownie etc, sports.
- Art Club, Football club for 4+ years old; tennis coaching for older children
- As mentioned in questions above, a youth group or arrangement to that effect and improved facilities at KGV if possible.
- Better and more frequent bus services to Cranleigh and Godalming and Guildford
- Brownies / Cubs Social groups
- Children's summer school. Youth group
- Clubs, activities eg St John's Ambulance, Scouts, dance clubs etc.
- Clubs, workshops
- Cubs/Scouts/Brownies/Girl Guides Hobby clubs - more activities for children between 5 - 15 years
- Cycle ways
- Do a survey of teenagers - what would they support?
- Facilities and clubs to help promote an attitude of village life and respect for one another.
- Fairs, jumble sales, activity days, a decent playgroup with adequate space and run by enthusiastic people and new toys!
- I think the new playground will provide great opportunities for kids to get together.
- I think you should ask the teenagers. Whilst I think a youth group would be good for them, they may not agree.
- Improved playground at the KGV.
- KGV Youth Club
- Maybe some sort of youth activity linked to sport or internet - do we have enough people in the 11-18 age range?
- more activities for all age groups and a youth club
- More local activities like fetes
- New playground, maybe including an area for teenagers with skateboard park. Pavements, street lighting and traffic speed reduction are the three most important factors to facilitate anything. Would a teenagers' club at KGV be worth trying? Probably been tried before.

Any other comments?

The last question, Q34 invited any other comments. Here are the responses –

- A gastropub would be great!
- Additional housing should be within the airfield perimeter - not within the Village itself
- Any housing built must reflect a housing needs assessment so that the Village is not left with homes that are difficult to sell because they are not of the right type. Smaller pockets of development, even if out of the settlement boundary, would be more acceptable than dense areas of housing squeezed into an already well populated Village centre.
- Desperate need for gas, street lights, telephone signal, slowing down of traffic and activities for kids. Puddleducks is very old and run down which no-one attends as a result.
- Dunsfold is a small rural Village of, until recently, about 450 dwellings built gradually over several hundred years. The qualities of the Village were, until recently, recognised and protected. In the recent rush to build new houses regardless of consequence we are to build up to a hundred new dwellings just to satisfy a "numbers requirement". This large number is disproportionate - and damaging. It is also senseless given the distance from centres of employment and education and lack of infrastructure. Of course houses are needed in Dunsfold - but they should be built gradually as local need develops. We as a Village, should strongly resist the external pressure for development. What we have here is precious - and fragile. This should be recognised and protected. A Surrey Village shouldn't be despoiled by development for development sake.
- Dunsfold is beautiful village and community about to be destroyed by traffic and the over development of Dunsfold Park and Cranleigh.
- Even though we have housing going into the Village, it is not really affordable to people starting out, as most banks won't give mortgages above £160,000 which doesn't even touch base with most of the houses being built in this area. Sizes of the houses being built are pushing young families out of the area!
- Footpath map
- I have, at times, been disappointed at the response of the Parish Council. It seems to be influenced by particular "friends" or very local and persuasive residents who are favoured.
- I love Dunsfold for its natural rural environment and do not want to see it become suburban
- I think the pub could do with an upgrade. We spend money at pubs in other villages and I think more families would consider moving to Dunsfold if the pub was better. Dunsfold would then be a village such as Chiddingfold or Lurgashall.
- Keep Dunsfold Rural, that's its attraction.
- More bridlepaths please.
- More frequent, cheap bus travel would at least help children and teenagers to access facilities outside the village if the village can't provide them itself.
- More swan warning signs at a certain time of the year....

- New playground and fields will provide a good recreation area.
- None that spring to mind. Thank you.
- Our village ponds are now so silted up as to be too shallow to sustain life throughout a heavy frost. 'Stan's Pond' and the pond opposite the Sun Inn have therefore all lost their natural stocks of rudd and wild carp. School Pond seems to have no waterlife whatsoever now as well and almost dries completely up in a warm Summer. These ponds all need dredging to deepen them and save them for future generations. We have the skills and the heavy plant locally to achieve this.
- Path (pavement) one side Wrotham Hill.
- Please can we not have pushbike races in the Village.
- Thank you for taking the time and effort to canvass our opinions. Good luck with collating the responses!
- Thank you to the "Team" for all your hard work on behalf of our Village
- The ? (could be cricketing) initiative for children was very well attended whilst (not local) willing to run it. Possibly this could be revived.
- The first thing this Village needs is to start building community spirit, this would come if we got our School back.
- The Sun Inn should be more engaging with the Village, not necessarily for profit. Should be a more central figurehead of the Village - I wonder how many Villagers use it?
- The wooden posts on the common are unsightly and dangerous at night and should be removed. Car parking on the common could be restricted by ditches.
- This is a Village. Do not initiate changes which will adversely affect its unspoilt nature. Far better to spend money, time and resources fixing potholes in the roads and protecting the Common.
- Village needs a gas supply
- We feel the Village needs to remain as it is without interference so future children/generations can enjoy the quietness and green spaces as we do now.
- We strongly feel that any additional housing for Dunsfold should be included in the airfield development inside Dunsfold Parish. There is no justification to add even more homes within the present Village settlement area which is also a Conservation Area with the AGLV.
- Whilst I would like a school in the village I wouldn't send my children to a school where the teachers are volunteers since I don't believe you would get the commitment or quality of teacher needed.
- Would like to see some areas of common allowed to return to gorse, briar etc to encourage wildlife as in past.
- Would love to see a Brownies/Cubs or the like starting up

ANNEX: QUESTIONS AND DATA

Introduction at the front of the Survey

Dear Resident of Dunsfold Parish

We hope by now that you have heard of the Neighbourhood Plan for Dunsfold Parish. The Neighbourhood Plan is being drawn up by residents working with your Parish Councillors.

The Survey is the next stage in the programme of public consultation, following the call for Sites issued in December 2017. It reflects the inputs and suggestions you have given us. If there are issues that you feel strongly about which are not included, there is space at the end of the survey to add these.

Some questions may concern issues beyond the scope of the Neighbourhood Plan. We have included these additional points since they reflect concerns which residents have mentioned to us and feel strongly about.

An important focus of the Dunsfold neighbourhood Plan is housing and future development, Our Plan needs to support those of our planning authority, Waverley Borough Council. Dunsfold will need to build more new homes between now and 2032. (These are in addition to the Dunsfold Aerodrome proposals.) This survey gives you a chance to give your views on this and we hope you will. The Plan will help to guide any future development in the Parish, as well as helping us to protect important green spaces.

We are distributing one paper copy of the survey per household. If there is more than one person in your household who wishes to complete the survey they may do so online (please go to <https://.....>), you may also download and print more copies for yourselves at <http://.....> or you can ask for further copies at the Village Shop.

We hope everyone will complete the survey.

RESPONSE DEADLINE: FRIDAY 8TH JUNE 2018

If using the paper version, please return the completed survey to the Village Shop or post it to...

Alternatively you can complete online at ...

All information will be treated confidentially in accordance with the Data Protection Act and only ever used in conjunction with the Dunsfold Neighbourhood Plan

Q1: Please provide your postcode.

Q2: Positive features of our community

What do you feel are the strengths or positive features of our community?

PLEASE TICK ALL THE THINGS YOU VALUE

- The Common
- The other open and green spaces and trees
- The rural character of the Parish
- Local wildlife and habitats
- The Ponds
- Sense of community
- Safe environment
- The church and churchyard
- The character of the surrounding countryside
- High speed broadband
- The many village societies (DADS, etc)
- Lack of light pollution
- Quietness at night
- Something else? Please tell us below

Results

	N	% (%)
The Common	164	93%
Quietness at night	158	90%
The rural character of the Parish	157	89%
The Ponds	157	89%
The other open and green spaces and trees	156	89%
The character of the surrounding countryside	154	88%
Local wildlife and habitats	152	86%
Lack of light pollution	150	85%
Safe environment	142	81%
Sense of community	133	76%
The church and churchyard	132	75%
The many village societies (DADS, etc)	102	58%
High speed broadband	62	35%
Something else	30	17%

(1) Based on 176.

Q3: Negative features of our community

What do you feel are the weaknesses or negative features of our community?

PLEASE TICK ALL THE THINGS THAT CONCERN YOU

- Lack of village school
- Pedestrian safety
- Inadequate mobile phone signal
- Lack of adequate car parking
- Volume of traffic
- Speed of traffic
- Air traffic
- Litter
- Dog fouling
- Lack of street lighting
- Light pollution from exterior or security lighting
- Lack of shops
- Dirty or inadequate signs
- Quality of communal woodland
- Something else? Please tell us below

Results

Inadequate mobile phone signal	138	78%
Speed of traffic	125	71%
Lack of village school	106	60%
Volume of traffic	76	43%
Dog fouling	69	39%
Lack of adequate car parking	62	35%
Pedestrian safety	58	33%
Litter	44	25%
Air traffic	23	13%
Light pollution from exterior or security lighting	22	13%
Lack of shops	22	13%
Dirty or inadequate signs	22	13%
Quality of communal woodland	16	9%
Lack of street lighting	14	8%

Q4: Parish amenities

Do you use the following existing Parish amenities?

(N then %)

	Often	Sometimes	Rarely	Never
Winn Hall	28 16%	68 39%	42 24%	21 12%
Puddleducks (in Nugent Room)	6 3%	11 6%	7 4%	136 77%
KGV	6 3%	21 12%	57 32%	78 44%
Village Shop	146 83%	22 13%	5 3%	0 0%
Post Office	151 86%	19 11%	4 2%	1 1%
Cricket Pitch	12 7%	16 9%	35 20%	102 58%
Football pitch(s)	8 5%	12 7%	12 7%	127 72%
The Sun Inn	59 34%	62 35%	33 19%	19 11%
Chestnut Tree Nursery school	2 1%	0 0%	0 0%	160 91%
The Church	19 11%	61 35%	60 34%	33 19%
KGV Tennis Courts	7 4%	8 5%	13 7%	137 78%
Children's play area at KGV	14 8%	24 14%	23 13%	103 59%

Something else? Please tell us below

Q5 Winn Hall

What new facilities would you find useful (e/g/ WiFi)?

Are there any other uses, in addition to the current ones, that the Main Hall could be used for?

Are there any other uses, in addition to the current ones, that the Nugent Room could be used for?

Q6: If you have any other comments about the Winn Hall, please tell us below.

Q7: KGV – Do you have any specific comments about KGV, please tell us below.

Q8: The Dunsfold Village Shop and Post Office provides vital services to the local community

	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
N	156	14	4	0	0
Percentage of total respondents	89%	8%	2%	0%	0%

Q9: In the last three months how often have you made purchases in the shop?

	Often	Sometimes	Rarely	Never
N	142	28	4	1
Percentage of total respondents	81%	16%	2%	1%

Q10: In the last three months how often have you used the Post Office Counter Services?

	Often	Sometimes	Rarely	Never
N	140	29	4	3
Percentage of total respondents	80%	16%	2%	2%

Q11: In the last three months how often have you had difficulty parking and/or accessing the Shop?

	Often	Sometimes	Rarely	Never
N	12	55	53	54
Percentage of total respondents	7%	31%	30%	31%

Q12: Are you satisfied that you have sufficient access to the countryside?

Yes/No

Q13: Please tick any of the things that are preventing access to the countryside

Lack of signage or information boards
The state or condition of paths
Inaccessible paths due to broken gates, stiles etc.
Something else? Please tell us below

Q14: Dunsfold Common and The Green

The Common and The Green is a community asset (approximately 80 acres) which include seven ponds and diverse woodland (approximately 40 acres). It is important for local wildlife and should be used for everyone to enjoy including the education of children.

Would you support the use of the Common and The Green, (green spaces or open areas) for the following uses? (Yes/No)

- Community Orchard
- Just sitting
- Becoming a focal point of the village
- More use of the woodland
- Something else? Please tell us below

Q15: Dunsfold is in urgent need of further car parking

If you have specific comments or suggestions for car parking about the Common or The Green then please tell us below.

	N	Percentage
Strongly Agree	31	18%
Agree	45	26%
Neither Agree or Disagree	43	24%
Disagree	38	22%
Strongly Disagree	18	10%

Q16: Street lighting

Dunsfold does not currently have street lighting and many residents are in favour of a "dark skies" policy. Please let us know what you would prefer.

- No street lighting at all
- Street lighting in the village centre
- Street lighting throughout the village
- Something else? Please tell us below

Q17: Some residents are particularly concerned about traffic on Dunsfold Common Road (the road through the centre of the village). What should be done to help?

	Strongly agree	Agree	Neither Agree	Disagree	Strongly disagree
Reduce the speed limit to 30mph all along the road	99 56%	25 14%	21 12%	17 10%	8 5%
Use speed cameras	51 29%	34 19%	25 14%	29 16%	24 14%
Restrict HGVs	92 52%	32 18%	18 10%	12 7%	4 2%
Install "village gates"	42 24%	36 20%	36 20%	29 16%	16 9%
Implement street lighting so that traffic calming "pillows" can be added	11 6%	11 6%	16 9%	47 27%	72 41%
Keep the automatic speed warning signs	67 38%	56 32%	23 13%	15 9%	4 2%
Something else? Please tell us below	64 36%				

Q18 Do you use the bus service?

	Frequently	Sometimes	Rarely	Never	Total
N	3	20	35	118	176
%	2%	11%	20%	67%	100%

Q19: Would you use the bus service / use it more if:

- More frequent service to Cranleigh during the day
- Earlier buses to and later buses back from Cranleigh
- Direct bus routes to Horsham and Guildford
- More frequent service to Godalming throughout the day
- Earlier buses to and later buses back from Godalming
- Buses on a Sunday
- Smaller buses
- Something else? Please tell us below

Results

	Yes %	N	No %	N
Direct bus routes to Horsham and Guildford	44%	77	47%	83
More frequent service to Godalming throughout the day	39%	69	49%	87
Smaller buses	38%	67	48%	84
More frequent service to Cranleigh during the day	32%	57	56%	99
Earlier buses to and later buses back from Godalming	31%	54	52%	92
Earlier buses to and later buses back from Cranleigh	26%	45	57%	101
Buses on a Sunday	15%	27	61%	108

Village School

The village school was closed in 2004. Most of the schools in this area are already at or near full capacity.

Q20: Would you like there to be a village school?

Yes/No

	%	N
Yes	86%	152
No	11%	19
No answer	3%	5
	100%	176

Q21: Age ranges at school

If yes to the above question, please tick which age ranges you would like the school to cover?

	%	N
3-5 yrs	69%	105
5-7 yrs	84%	128
7-11 yrs	43%	66

Q22: Use of school

If yes, please also answer the following

Do you have children who would attend the village school (Yes/No)

Would you like to see the school used for other activities in non-school hours (Yes/No)

Would you like the school to be on the existing school site in the centre of the village (Yes/No)

Would you like the school to be somewhere else (Yes/No)

If you would like the school to be somewhere other than on its existing site or have anything else to say, please tell us below

Results

	Yes	No
Do you have children who would attend the village school?		
N	18	130
%	12%	86%

Would you like to see the school used for other activities in non-school hours?		
N	135	11
%	89%	7%

Would you like the school to be on the existing school site in the centre of the village?		
N	141	6
%	93%	4%

Would you like the school to be somewhere else?		
N	7	133
%	5%	88%

Working in Dunsfold

If you are in work, training, higher education, voluntary work or run a business then please answer the questions below.

Q23: Do you run a business or work in Dunsfold

Yes/No

Q24: Do you work away from your home

Yes/No

If yes, then please tell us the main transport method you use. For example; if you drive to Milford and then take a train to London, the answer would be 'Train'. (Train/Car/Bus/Cycle/Walk)

Q25: Experience of working/training/studying

Please tick any of the following that would improve your experience of working, training or studying in the Parish of Dunsfold or would support the growth of your business or service.

		It is needed	It would help	Not Important	No reply
Improved mobile phone reception					
	N	103	16	11	46
	%	59%	9%	6%	26%
Faster broadband					
	N	72	31	15	58
	%	41%	18%	9%	33%
Local skills directory					
	N	21	50	37	68
	%	12%	28%	21%	39%
Better or more frequent transport links					
	N	31	40	42	63
	%	18%	23%	24%	36%
Dedicated space for networking and development					
	N	8	36	50	82
	%	5%	20%	28%	47%

Q26: Do you require additional workspace within the Parish of Dunsfold?

Yes/No

Q27: If you answered yes to the above question, please tick which type

- Flexible / shared office
- Private office
- Workshop
- Studio
- Garage
- Something else? Please tell us below

Q28: Would you support the establishment or development of the following business types or employment opportunities in Dunsfold?

Please tick your preferences below.

- Arts, craft and creative industries
- Artisan food and drink production
- Financial and professional services
- Care services for the elderly
- Breakfast/after school club for school children
- Childcare for babies, toddlers and pre-schoolers
- taxi service
- Shops (please specify below)
- Tea room
- Pubs
- Offices
- Hot food takeaways
- Domestic and garden services
- Small scale horticulture
- Agriculture
- Something else? Please tell us below

Results

	%	N
Arts, craft and creative industries	51%	89
Care services for the elderly	49%	86
Artisan food and drink production	48%	85
Small scale horticulture	45%	79
Tea room	42%	74
Domestic and garden services	41%	72
Taxi service	39%	68
Agriculture	39%	68
Breakfast/after school club for school children	36%	63
Childcare for babies, toddlers and pre-schoolers	35%	61
Pubs	23%	40
Financial and professional services	16%	29
Shops	8%	14
Hot food takeaways	8%	14
Offices	3%	6

Q29: Are there any other facilities that you would like to see in our Parish?

Yes/No

	%			N		
	Yes	No	No reply	Yes	No	No reply
Eco friendly dog waste bins	84%	7%	9%	148	13	15
Benches and/or seating throughout the Parish	75%	14%	11%	132	24	20
More litter bins	56%	20%	23%	99	36	41
A youth group	46%	22%	32%	81	38	57
Observation points providing information	41%	36%	23%	72	64	40
Outdoor sports facilities in addition to those already available	20%	57%	22%	36	101	39
Public toilets and baby changing facilities	16%	65%	19%	28	114	34
Bicycle hire	11%	68%	22%	19	119	38
Something else? Please tell us below						

The People in the Parish

Q30 What age group is the person completing the survey

- Under 18
- 18-24
- 25-44
- 45-60
- 60-75
- 75+

Q31: Do you have children under 18 in your household

Yes/No

Q32: Have you ever used KGV

Yes/No

Q33: Please tell us about anything you would like to see in the village for Children or Teenagers

Q34: Any other comments, please tell us below



Appendix D: Village Meeting Feedback Report, 2019



***FEEDBACK
FROM VILLAGE MEETING ABOUT
DUNSFOLD'S
NEIGHBOURHOOD PLAN
ON
26th February 2019***

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INTRODUCTION

A village meeting was held in the Winn Hall on 26th February 2019.

Display boards showed information about possible sites, results from the Village Survey conducted in 2018 and other information. A presentation was also made and is available here: <https://dunsfoldvillage.uk/neighbourhood-plan/>.

Over 100 people attended and were asked to complete a feedback form and return it to the Parish Council office by 31st March. The form was also available on the Neighbourhood Plan webpage. The form is reproduced at Annex A.

RESULTS

103 forms were returned, although not all responded to every question. This overall response rate represents about 13% of the adult population of the Parish.

- 87% (of 89 respondents) agreed with the Vision Statement – reproduced at Annex B.
- 69% (of 80 respondents) agreed with the Site Selection Policies – summarised at Annex C.
- 77% (of 81 respondents) agreed that the houses should be spread around the Parish.

Six of the 19 sites were supported by 63% or more of the respondents: in order of preference:

- DNP/18/1: Alehouse Field
- DNP/18/18: Binhams Lea
- DNP/18/8: The Orchard
- DNP/18/17: Millhanger Farm
- DNP/18/3: Wetwood Farm
- DNP/18/19: Old Croft

This selection coincided with the sites considered to be possibilities for development by the Steering Group.

However, these six include one site that AECOM¹ rejected (DNP/18/19 Old Croft); and exclude four sites that AECOM had considered possible:

- DNP/18/20: Springfield
- DNP/18/11: Wetwood Cottage
- DNP/18/2: Coombe Bury
- DNP/18/9: New Pound Farm

Details are shown in Figure 1.

¹AECOM: Dunsfold Neighbourhood Plan: Site Assessment Report, November 2018
<https://dunsfoldvillage.uk/wp-content/uploads/2019/01/AECOM-Dunsfold-Site-Assessment-Report-Nov-18.pdf>

Forty four people responded to the question about whether other sites should be considered. One suggested “two sites next to Shoppe Hill Cottages” and one other said other sites should be considered but did not make any suggestions.

Respondents were invited to comment. Thirty-six did so and all these comments are reproduced as submitted at Annex D, except in three cases:

- Two were omitted. In one case the comment permitted identification of the respondent and the other was from a developer.
- A third has been edited to remove a personal comment.

FIGURE 1: SELECTION OF SITES

Ref no	No. of houses	Respondents voting			Total	check	% Yes	AECOM (1)	SG (2)	Notes on Steering Group selection with reference to Site Selection policies - see Annex C.
		Yes	No							
DNP/18/1	ALEHOUSE FIELD	11	79	17	96	0	82.3%	A	P	
DNP/18/18	BINHAMS LEA	2	72	16	88	0	81.8%	G	P	
DNP/18/8	THE ORCHARD	4	67	23	90	0	74%	A	P	
DNP/18/17	MILLHANGER FARM (Self-build)	1	59	23	82	0	72%	A	P	
DNP/18/3	WETWOOD FARM	12	56	28	84	0	67%	A	P	
DNP/18/19	OLD CROFT (Self build)	1	57	34	91	0	63%	R	P	Scored well on all criteria
DNP/18/15	HATCHLANDS	3	47	44	91	0	52%	R	P	Scored well on all criteria except S4 Natural Environment. Suggested as self-build.
DNP/18/7	RAMS NEST	7	28	50	78	0	36%	R	O	
DNP/18/20	SPRINGFIELD	32	28	51	79	0	35%	G	O	Scored poorly on S1 Scale, S2 Land Use, S3 Location/coalescence
DNP/18/11	WETWOOD COTTAGE	25	26	56	82	0	32%	A	O	Scored poorly on S1 Scale, S2 Land Use, S3 Location/coalescence, S4 Natural Environment, S8 Access & Traffic
DNP/18/4&5	WROTHAM HILL	8	22	58	80	0	28%	R	O	
DNP/18/12	DUNSFOLD COMMON ROAD	5	21	60	81	0	26%	R	O	
DNP/18/13&14	HIGH BILLINGHURST FARM	204	21	62	83	0	25%	R	O	
DNP/18/10	MILL LANE	5	22	65	87	0	25%	R	O	
DNP/18/2	COOMBE BURY	19	21	63	84	0	25%	A	O	Scored poorly on S1 Scale, S2 Land Use, S3 Location/coalescence, S4 Natural Environment
DNP/18/9	NEW POUND FARM	50	13	67	80	0	16%	A	O	Scored poorly on S1 Scale, S2 Land Use, S3 Location/coalescence, S4 Natural Environment, S8 Access & Traffic
DNP/18/16	SHOPPE HILL	12	7	83	90	0	8%	R	O	
(1) AECOM classification:										
Red indicates the site is not appropriate for allocation through the Neighbourhood Plan.										
Amber indicates the site is less sustainable, or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.										
Green indicates the site is appropriate for allocation through the Neighbourhood Plan.										
(2) SG classification										
Green: possibilities for development										
Red: Other										

ANNEX A: FEEDBACK FORM



VILLAGE MEETING 26TH FEBRUARY 2019 FEED-BACK

Are you a resident of Dunsfold YES NO

Please give your postcode

Do you agree with the Neighbourhood Plan VISION STATEMENT? YES NO

Do you agree with the draft Plan SITE SELECTION POLICIES? YES NO

Waverley's Local Plan requires that Dunsfold provides space for 30 to 40 new homes.

Do you agree that this new housing should be spread around the Parish? YES NO

Please indicate which sites you think should be developed to meet this target

Binhams Lea, 2 houses	YES	NO
The Orchard, Chiddingfold Road, 4 houses	YES	NO
Alehouse Field, 11 houses (retirement homes)	YES	NO
Wetwood Farm, Chiddingfold Road, 12 houses	YES	NO
Millhanger Farm, Chiddingfold Road, 1 house	YES	NO
Old Croft, Shoppe Hill, 1 house	YES	NO
Hatchlands, Chiddingfold Road, 3 houses	YES	NO
Dunsfold Common Road, 5 houses	YES	NO
Coombe Bury, adjoining Gratton Chase, 19 houses	YES	NO
Springfield, Alfold Road, 32 houses	YES	NO
Wrotham Hill (two sites), 8 houses	YES	NO
Mill Lane, 5 houses	YES	NO
New Pound Farm, 50 houses	YES	NO
Wetwood Cottage, Chiddingfold Road, 25 houses	YES	NO
Shoppe Hill, 12 houses	YES	NO
Rams Nest, Knightons Lane, 7 houses	YES	NO
High Billingham Farm (two sites), 204 houses	YES	NO
Any other sites?	YES	NO

PLEASE WRITE ON THE BACK OF THIS SHEET IF YOU HAVE ANY COMMENTS

PLEASE LEAVE THIS SHEET IN THE BOX BY THE EXIT AT THE END OF THE MEETING

or post it to: Unit 3, The Orchard, Chiddingfold Road, Dunsfold GU8 4PB by 31st March 2019

IF YOU CAN HELP WITH WRITING THE PLAN OR UPDATING THE VILLAGE DESIGN STATEMENT PLEASE LET US KNOW

EVERYONE CAN HAVE THEIR SAY – IT'S OUR VILLAGE, OUR PLAN

ANNEX B: DRAFT VISION STATEMENT

Dunsfold's Vision is to maintain its quintessential English country village character whilst embracing and integrating the changing nature of modern life. The aim of the neighbourhood plan is to ensure that changes to housing, employment, communications, transport and community services are complementary to village life and enhance the beautiful settlement, common and surrounding countryside.

ANNEX C: SUMMARY OF SITE SELECTION POLICIES

The criteria for assessing sites for future housing and business development in Dunsfold are set out below. (Development criteria, covering what it is proposed to build on the site, covering both housing or business premises, will be dealt with in a separate document.)

Sites will be considered acceptable providing these criteria are met in addition to meeting the requirements of national policy and local policies, including the Dunsfold Design Statement, and reflecting recent local planning decisions and appeals. The Appendix sets out key policies from the NPPF, WBC's Local Plan Part 1 and draft Local Plan Part 2 together with various background notes.

DNP Site Selection Policy: Overarching aim

Development must preserve the intrinsic beauty and rural character of Dunsfold in the Area of Great Landscape Value (AGLV) **recognising the outstanding decision to extend the AONB Surrey Hills area to Dunsfold** and have no significant adverse visual or landscape impact, including protecting views from the adjacent Area of Outstanding Natural Beauty.

DNP Policy: S1. Scale

S1.1 The scale of the site is appropriate to its rural setting, recognises the local housing needs and does not, in itself, lead to increased urban feel and an adverse impact upon the Parish and serving infrastructure.

S1.2 Small sites are preferred.

S1.3 Sites that are above the threshold for affordable housing should not be preferred over smaller sites that are in keeping with the rural feel, just because larger sites provide affordable housing.

S1.4 Sites for self-build should be sought and encouraged to meet a target of up to five dwellings within the Parish.

DNP Policy: S2. Land Use

S2.1. Sites should make effective use of land: they should minimise the use of greenfield and make best use of infill and proven redundant previously developed land (PDL or "brownfield").

S2.2 Development of the site must benefit, and not be to the detriment or risk the loss of employment space supporting local businesses and offering local employment.

S2.3. Agricultural, equestrian and land based activities which help to shape and maintain the landscape and provide opportunity for leisure use should be retained. Claims for change of use should be fully justified and tested against the market need for existing use.

S2.4 The density of dwellings on sites in or adjacent to the settlement area should not exceed that found in the settlement area i.e.15 per hectare. Outside the settlement the density should be in keeping with its surroundings and any brownfield and not exceed 8 per hectare for detached and 12 for mixed housing.

DNP Policy: S3 Location and Coalescence

S3.1 Sites should not be isolated and be near existing dwellings but without significant loss of neighbouring amenity, loss of hedgerows or trees.

S3.2 Development within the settlement should create a linear form and should protect the balance of housing throughout the village whilst complementing the conservation areas and the Common.

S3.3 The impact of the development of the site individually, or cumulatively, must not result in the further coalescence of Dunsfold village with Dunsfold Park.

DNP Policy: S4. Natural Environment

S4.1 Biodiversity assets, especially Sites of Special Scientific Interest (SSSIs) and Sites of Nature Conservation Interest (SCNIs), are protected, conserved and enhanced.

S4.2 Existing natural features, including woodland (in particular ancient and protected woodland), significant trees, hedgerows (especially “important countryside hedgerows”) and watercourses of landscape and visual importance are retained.

S4.3 Public views from Dunsfold and from the adjacent AONB are protected or enhanced.

S4.4 Development of the site must not adversely impact on water quality.

DNP Policy: S5 Flooding

S5.1 Sites should be located outside of areas of flood risk.

S5.2 Development should not aggravate existing flooding issues.

DNP Policy: S6. Heritage Assets

Archaeological sites, ancient monuments, listed and non-listed heritage assets (and their settings), military historical sites and Dunsfold’s two conservation areas should be preserved or enhanced.

DNP Policy: S7. Community Facilities

Development of the site must benefit, and not be to the detriment or put at risk the Common, existing sport/recreational and cultural facilities and any other community assets.

DNP Policy: S8 Access and Traffic

S8.1 Dunsfold enjoys a wide network of public footpaths and bridlepaths whose character should be complemented by new development.

S8.2 Access must not unacceptably impact upon existing residential amenity.

S8.3 All new housing developments must, when appropriate and practical, provide safe pedestrian access to link with existing or proposed footpaths and bridlepaths, ensuring residents can walk safely to bus stops and Parish facilities.

S8.4 Development must contribute to the aims of traffic calming and reduced speeds on roads throughout the Parish.

S8.5 Business development should not add significantly to traffic through the Parish and avoid increased HGV movement through the village. Where development proposals are likely to generate HGV movements a Transport Assessment and/or a Travel Plan will be required to demonstrate that the HGV movements are necessary and would be acceptable in terms of their environmental impact.

DNP Policy: S9 Infrastructure

It is essential that new development can be adequately supplied by water and sewerage infrastructure, allowing for the fact that many properties in Dunsfold do not have main drainage. Capacity must exist off-site without compromising supplies or the amenities of current residents locally and downstream.

DNP Policy: S10 Deliverability

Sufficient evidence must be provided to demonstrate deliverability and that the land is free from legal restrictions or covenants which may prevent development.

DNP Policy: S11. Independent Assessment

Assessment scoring by independent consultants AECOM in 2018 will be taken into account:

The full paper is available on the Dunsfold Village website:

<https://dunsfoldvillage.uk/wp-content/uploads/2019/01/Site-Selection-Principles-Oct-18.pdf>

ANNEX D: COMMENTS

TOTAL NUMBER INCLUDING GRATTONS CHASE MUST NOT EXCEED 100
IF WE ARE TO HAVE 2000 NEW DWELLINGS IN THE OLD AIRBASE WHY SHOULD WE FILL IN MORE GREEN FIELDS WITH MORE HOUSES? SURELY DUNSFOLD HAS ENOUGH? AIRFIELD + FRACKING. STOP MORE DEVELOPMENT NOW PLEASE
WE HAVE TOO MANY ALREADY PROPOSED, NO MORE ARE NECESSARY. THE INFRASTRUCTURE CANNOT COPE
HATCHLANDS HOUSE SITE IS ALONGSIDE OUR SHARED DRIVE. NO FACILITIES. OVERLOOKS & SPOILS THE ONLY BIT OF GREEN & RUINS & OVERLOOKS OTHER PEOPLES GARDENS & THINK IT HAS HAD PLANNING PERMISSION TURNED DOWN TWICE. IT HAS A COVENANT & IS USED FOR ANIMALS I BELIEVE
SITE SELECTION POLICIES: YES BUT MORE FOCUS ON BROWNFIELD DEVELOPMENT. DUNSFOLD COMMON ROAD & COOMBEBURY: EFFECT ON LISTED BUILDINGS - SEE INSPECTORS REPORT REFUSED FROM 2013. ENTRANCE TO VILLAGE. OVERDEVELOPMENT NEXT TO GRATTONS CHASE IN THAT AREA - AVOID CONCENTRATION WHICH IS ONE OF THE POLICIES. HIGH BILLINGHURST YES BUT LESS HOUSES
WETWOOD FARM - NOT APPROPRIATE TO DEVELOP AS IT HAS ACCESS TO A DIFFICULT BEND ON THE CHIDDINGFOLD ROAD WITH LACK OF SIGHT LINES
NO NO NO TO BILLINGHURST FARM
BUT THE NUMBER OVERALL SHOULD NOT EXCEED 80 INCLUDING GRATTONS CHASE
NOT RESIDENT 'JUST BEHAVE LIKE ONE' HIGH BILLINGHURST FARM 'COALESCE'
RETIREMENT HOMES - 'WE NEED THIS!' HIGH BILLINGHURST - TOO MANY
SELECTION POLICIES: S1.1 "IN ITSELF" SHOULD READ "IN AGGREGATE" OR "IN TOTAL" S2 - HATCHLANDS PROPOSAL IS GREENFIELD, AGRICULTURAL LAND USED FOR GRAZING. FOR A VILLAGE FACING THE DEVELOPMENT OF WELL OVER 1,000 NEW HOUSES ON ITS BORDER, THIS FEELS LIKE A SLAP IN THE FACE, A DISRESPECTFUL WAY TO TAKE ADVANTAGE OF A RURAL COMMUNITY. PLEASE DELAY ANY <u>BINDING</u> PLAN UNTIL APPEAL PROCESS COMPLETE
THERE IS NOT THE INFRASTRUCTURE TO SUPPORT ALL THIS NEW BUILDING. ROADS ARE APPALLING & CANNOT COPE WITH MORE TRAFFIC. EACH HOUSE = 2 MORE VEHICLES. SHOPS? SCHOOLS? MEDICAL? VILLAGE BECOMES TOWN? No.1 - 50 NEW HOUSES IN NEW POND FARM? HOW ARE THEY GONG TO GET IN AND OUT. DISRUPTION TO LOCAL RESIDENTS
EMPHATIC 'NO' FOR COOMBEBURY
1800 HOUSES ARE PLANNED AT DUNSFOLD PARK WHY ARE YOU PLANNING FOR MORE? WHY DO YOU REFUSE TO REDUCE THE HOUSING REQUIREMENT GIVEN THE OVERSPILL FROM WOKING IS NOT NOW NEEDED? PLEASE ANSWER
GO FOR SITES NOT OVERLOOKED BY NEIGHBOURS
OTHER SITES: TWO SITES NEXT TO SHOPPE HILL COTTAGES
YES - OUT OF VILLAGE AND ALL IN ONE PLACE!
88% OF ANSWERS TO 'NO MORE BUILDING FOR FIVE YEARS' SAID NO. THIS SHOULD BE RESPECTED
WHY ONLY 5 HOUSES IN DUNSFOLD COMMON ROAD?
5 HOUSES AT DUNSFOLD COMMON [Personal comment deleted]. THIS APPLICATION SHOULD NOT EVEN OR EVER BE CONSIDERED
SITE SELECTION POLICIES: DON'T KNOW - HAVE NOT READ

WITH THE DEVELOPMENT ON DUNSFOLD PARK THAT INCLUDES WOKING QUOTA HOUSES I FIND IT DIFFICULT TO UNDERSTAND WHY MORE HOUSES NEED TO BE BUILT IN DUNSFOLD. I WOULD BE VERY CONCERNED ABOUT ROAD SAFETY IF THE SITE ON WROTHAM HILL IS USED AS THE ENTRANCE WILL BE ON THE BROW OF THE HILL AT A HOTSPOT SITE FOR CAR ACCIDENTS

DUNS COMMON ROAD - PROXIMITY TO LISTED BUILDING. COOMBE BURY, SPRINGFIELD, NEW POUND FARM, WETWOOD COTT, SHOPPE HILL, HIGH BILLINGHURST - TOO LARGE. MILL LANE - PREVIOUS APPLICATION HAD INSUFFICIENT PARKING - TWO SPACES FOR A 3 BEDROOM HOUSE IS INADEQUATE. PARKING IS AN ISSUE FOR ALL DEVELOPMENTS. PUTTING HOUSING IN VILLAGES WITH LITTLE PUBLIC TRANSPORT RESULTS IN TOTAL CAR DEPENDENCE FOR ALL RESIDENTS. THANKS FOR ALL YOUR HARD WORK ON OUR BEHALF

A CONSERVATION AREA SHOULD NOT BE DEVELOPED

I FEEL THAT BOTH THE SCHOOL SITE AND THE FIRE STATION SHOULD BE INCLUDED IN THE VILLAGE PLANS

THE FIRE STATION SITE & THE FORMER SCHOOL SITE SHOULD BOTH BE INCLUDED WITHIN THE NEIGHBOURHOOD PLAN AS THEY ARE BOTH IMPORTANT SITES IN CENTRAL LOCATIONS. THE SCHOOL SITE CANNOT BE ALLOWED TO STAND UNUSED FOR MUCH LONGER (LISTED IN A CONSERVATION AREA). THE 2 SITES NEED TO BE CONSIDERED DESPITE SPECIFIC 'CALL FOR SITES' NOT BEING FORTHCOMING FOR THESE SITES. AECOM ALSO ADVISE THAT CONSIDERATION SHOULD BE GIVEN TO THE SCHOOL SITE.

BINHAMS LEA - SHOULD BE 6 OR MORE. THE SITE IS LARGE. WETWOOD FM - LESS HOUSES WITH DEEP BUFFER FROM ROAD IE., ON SITE OF EXISTING BUILDINGS. HATCHLANDS - PERHAPS IF COMPELLED. COOMBE BURY - PERHAPS POST 2032 IF COMPELLED. MILL LANE - PERHAPS IF WOODED. GIVEN THE HUGE CONTRIBUTION TO HOUSING STOCK BEING MADE BY OUR COMMUNITY VIA DUNSFOLD PARK, WE SHOULD NOT EASILY ACCEPT MORE HOUSES IN THE VILLAGE. A MUCH MORE ROBUST STAND SHOULD BE TAKEN AGAINST WAVERLEY - NEW HOUSING JUST TO SATISFY A 'NEED' FOR NUMBERS SHOULD NOT BE FORCED INTO SMALL VILLAGES SUCH AS OURS. THE 'VISION STATEMENT' RECOGNISES THE QUALITIES OF OUR VILLAGE. IT FOLLOWS THAT ANY NEW DEVELOPMENT SHOULD BE DISCRETE, SET BACK FROM PATHS AND ROADS & WELL SCREENED IN ORDER TO REDUCE THE 'URBANISING' EFFECT. THE STRENGTH OF FEELING & CONCERN OF VILLAGE RESIDENTS OVER THE 'SPOILING' OF OUR VILLAGE BY OVER DEVELOPMENT - NOT TO SATISFY LOCAL NEED BUT PURELY TO SATISFY A WAVERLEY NUMBERS REQUIREMENT - MAY BE JUDGED BY THE NUMBER OF RESIDENTS AT THIS VILLAGE MEETING. THE PARISH PLAINLY HAS THE RESIDENTS MANDATE ON THIS ISSUE.

SURELY THE BEST APPROACH WOULD BE TO LOCATE ALL THE ADDITIONAL HOUSING ON THE HIGH BILLINGHURST FARM SITE WHICH WOULD NOT UNDULY IMPACT THE VILLAGE & WOULD ALSO REFLECT THE NEW DUNSFOLD PARK HOUSING. I ALSO SEE LITTLE BEING GAINED FROM ADOPTING A 'LINEAR' APPROACH TO THE NEW HOUSING (I.E., SPREADING THE NEW HOUSING ALONG CHIDDINGFOLD ROAD/DUNSFOLD COMMON ROAD). LINEAR SETTLEMENTS ARE USUALLY A RESULT OF AN UNAVOIDABLE RESTRICTION ON A MORE DISPERSED SETTLEMENT DEVELOPMENT (E.G., COASTLINE, OTHER GEOGRAPHICAL RESTRICTION) WHICH CLEARLY DO NOT APPLY AT DUNSFOLD.

NO TO SHOPPE HILL 12 HOUSES - VERY NARROW ACCESS - INADEQUATE SEWAGE STRUCTURE - AREA OF OUTSTANDING NATURAL BEAUTY - DIRECT IMPACT ON 10+ HOUSES SURROUNDING THE FIELD - CREATE TRAFFIC & PARKING PROBLEMS ON SHOPPE GHILL WHICH IS A SINGLE LANE ROAD - PARISH COUNCIL HAS ALWAYS STATED THAT THIS FIELD IS UNSUITABLE FOR DEVELOPMENT - WILDLIFE ISSUES, DISRUPTION AND ANIHILATION OF HABITATS FOR HEDGEHOGS, NEWTS, TOADS ETC. OWLS FORAGE, DEER, FOX - WOULD HAVE TO CUT DOWN TREES IN ORDER TO ACCESS THE FIELD,

SPREAD - I OBJECT TO THIS NUMBER BUT AGREE WITH THE PRINCIPLE THAT DEVELOPMENT SHOULD BE SPREAD AROUND THE PARISH. QUERY WHY WETWOOD FARM AND WETWOOD COTTAGE ARE SO FAR APART IN THE RANKINGS. VISION STATEMENT IS TOO 'WORDY'. IT IS NOT CLEAR WHAT IS MEANT BY 'QUINTESSENTIAL ENGLISH COUNTRY VILLAGE CHARACTER', 'CHANGING NATURE OF MODERN LIFE'. THIS IS SUBJECT TO DEBATE AND DOESN'T PROVIDE A 'VISUAL' DESCRIPTION OF DUNSFOLD OF THE FUTURE. SECOND PART REFERS TO THE N.P'S OBJECTIVES, RATHER THAN A VILLAGE 'VISION'. THE OBJECTIVES SHOULD BE KEPT SEPARATE (ALTHOUGH SHOULD FLOW FROM THE VISION). AS A RESULT I HAVE CONCERNS ABOUT HOW EFFECTIVE THE VISION STATEMENT IS IN GUIDING POLICY CHOICES/PLANNING POLICIES IN THE DOCUMENT. I HAD HOPED THE VISION STATEMENT WOULD BE A POSITIVE, AMBITIOUS AND INSPIRATIONAL MESSAGE TO THE PUBLIC (& WAVERLEY BC) ABOUT THE DUNSFOLD OF TOMORROW AS A PLACE TO LIVE, WORK AND VISIT FOR RECREATION. LANGUAGE IS VERY IMPORTANT IN HELPING TO ACHIEVE THIS CONNECTION WITH THE AUDIENCE. WHY NOT START WITH 'DUNSFOLD WILL BE' OR 'PEOPLE WILL VALUE LIVING & WORKING IN DUNSFOLD AND VISITING HERE BECAUSE' A VISION 'TO MAINTAIN' SEEMS TOTALLY UNDERWHELMING BY COMPARISON, AND SUGGESTS THE VILLAGE IS PASSIVE (CHANGE HAPPENING TO IT RATHER THAN IT TAKING (OR INTERESTED PARTIES) ARTICULATING AN ACTIVE LEAD IN DIRECTION).

I THINK IT IS IMPORTANT TO BEWARE OF THE RIDICULOUS TACTICAL VOTING WHICH APPEARS TO BE TAKING PLACE ('YOU VOTE AGAINST THE DEVELOPMENT NEAR ME AND I'LL VOTE AGAINST THE ONE NEAR YOU'). AS ADVISED AT THE VILLAGE MEETING I AM ONLY VOTING FOR THE DEVELOPMENTS ABOVE THE LINE AS I BELIEVE WE SHOULD ALL BE TRYING TO KEEP THE DEVELOPMENT TO A MINIMUM,

SUPPORT FOR SPRINGFIELD IS BASED ON AN ASSUMPTION THIS IS THE SAME SITE AS THE 8 AFFORDABLE HOUSES THAT ALREADY HAS PLANNING PERMISSION. THAT THE DEVELOPMENT WOULD UTILISE THE SAME ACCESS TO ALFOLD ROAD.

WETWOOD FARM/WETWOOD COTTAGE - APPEARS SILLY TO 'ENLARGE' THE 'CENTRE' OF THE VILLAGE WHEN MORE REMOTE AREAS AVAILABLE.

ALEHOUSE: SITE DEVELOPABLE AREA IS APPROXIMATELY 5,000M2 IN SIZE, AS MEASURED ON ORDNANCE SURVEY MASTERMAP. THEREFORE THE CAPACITY SHOULD BE CLOSER TO 7 DWELLINGS AT 15 DWELLINGS PER HECTARE RATHER THAN THE STATED 11, AS PER DNP POLICY S2 - SE.4. ACCESS ISSUES? VERY RESTRICTED FROM DUNSFOLD COMMON ROAD, AND WOULD INVOLVE REASONABLE AMOUNT OF TREE LOSS DOWN LANE, UNLESS THROUGH EXISTING PROPERTY. WETWOOD FARM: GOOD TO BE REUSING BROWNFIELD LAND, HOWEVER - LARGE AMOUNT OF TREE COVER IN AND AROUND THIS SITE. TAKING INTO ACCOUNT GUIDANCE FROM BS 5837:2012 TREES IN RELATION TO CONSTRUCTION, THE REMAINING DEVELOPABLE AREA IS LIKELY TO COME TO APPROXIMATELY 6,000M2. THIS COMES TO 5 DWELLINGS AT THE 8 DWELLINGS PER HECTARE SET IN DNP POLICY S2 - S2.4, OR 7 MIXED USE, RATHER THAN THE 12 STATED. NOT VERY SUSTAINABLE LOCATION IN TERMS OF WALKING TO THE VILLAGE - 1.2 MILES ALONG THE ROAD WHICH HAS NO PATH SO IS NOT PARTICULARLY SAFE FOR CHILDREN/PRAMS ETC. THE ORCHARD: APPROPRIATE INFILL SITE FOR 4 DWELLINGS. BINHAMS LEA: GOOD INFILL SITE. MATURE TREE BEHIND RESTRICTS DEVELOPMENT AND GARDEN TO 18M X 18M - MORE LIKE 1 DWELLING? IT IS NOT CLEAR FROM THE PRESENTATION ON THE WEBSITE WHERE THE OTHER *PREVIOUSLY DEVELOPED LAND - 2 SITES IN THE CENTRE OF THE VILLAGE* ARE FOR 10 DWELLINGS. SELF-BUILD PLOTS: ALL 5 DWELLINGS APPEAR LOGICAL. NOTE: THE ABOVE TOTAL COMES TO 32 DWELLINGS AND DOES NOT MEET THE PROPOSED ALLOCATION TARGET OF 44 HOMES. BASED ON THE ABOVE REDUCED NUMBERS, I CONSIDER SITE 20 EAST OF DUNSFOLD (SPRINGFIELD) SHOULD HAVE CONSIDERATION TO MEET THE SHORTFALL FOR THE FOLLOWING REASONS: THIS SITE ALONG WITH BINHAMS LEA ARE THE ONLY ONES IN THE AECOM SITE ASSESSMENT TO BE CLASSED AS SUITABLE: IT IS PROVEN TO BE DEVELOPABLE - A SMALL SITE IS CURRENTLY UNDER CONSTRUCTION, WITH THE ACCESS PROVEN TO BE ACCEPTABLE; IT IS CLOSE TO THE CENTRE OF THE VILLAGE, BUT WOULD NOT IMPACT ON VIEWS FROM THE PUBLIC AREAS OF THE VILLAGE AND; THE QUOTED NUMBER OF 32 HOMES IS FOR THE WHOLE SITE - THIS SITE CAN BE FLEXIBLE IN ITS SIZE TO FIT THE NEED OF THE VILLAGE AND COULD BE RE-SIZED, FOR EXAMPLE, TO 0.8 HECTARE TO FIT THE 12 DWELLINGS REQUIRED AT 15 DWELLINGS PER HECTARE.



Appendix E: Housing Site Options Survey Feedback Report, 2021

Appendix E: Housing Site Options Survey Feedback Report, 2021



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

March-April 2021

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WHAT WE DID

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

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

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

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

- DNP Site Assessment:

https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Dunsfold-Site-Assessment-Report_v8a.pdf

- AECOM Site Assessment :

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

And to AECOM's Housing Need Assessment identifying a need for housing for the elderly:

<https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2019/08/Dunsfold-Parish-HNA-Final-Version.pdf>

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

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

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

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

What happens next

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

RESPONSES

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

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

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

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

The details are given in Appendix 2.

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

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

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

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

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

General comments

Comments on the policies and process

Response 1

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

Response 6

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

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

[Comment on sewerage – see below]

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

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

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

Response 8

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

Response 11

Firstly may I question your closing statement.

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

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

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

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

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

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

Response 12

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

Response 16

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

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

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

Response 22

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

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

Response 34

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

Responses 42

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

Response 52

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

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

Response 53

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

Response 54

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

Statements by the Steering Group

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

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

I find both these statements difficult to accept.

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

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

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

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

Suggested Sites

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

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

Conclusion

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

Response 56

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

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

Response 62 – see Appendix 5

Response 64

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

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

[Comments on individual sites reported below

A few words on the documents provided:

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

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

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

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

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

Response 65: see Appendix 5

Response 66

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

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

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

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

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

In Summary:

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

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

Response 68

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

Response 69

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

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

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

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

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

[Comments on specific sites]

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

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

Response 70

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

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

...[Comment on sewerage below]

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

[Comments on specific sites below]

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

Response 71 see Appendix 6

Response 72

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

Response 73: see Appendix 7

Responses 36, 37 and 67 – see Appendix 4.

Comments on the number and type of houses required

Response 2

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

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

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

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

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

Response 5

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

Response 13

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

Response 24

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

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

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

Response 32

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

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

Response 39

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

Response 44

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

[Site specific comments reported below]

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

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

Response 45

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

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

Response 60

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

Sewerage

Many respondents mentioned the sewerage problem.

Response 5

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

Response 6

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

Response 9

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

Response 11

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

Response 13

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

Response 12

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

Response 19

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

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

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

Response 23: see Appendix 3

Response 24

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

Response 33

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

Response 39

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

Response 40

Dunsfold has a major sewerage problem.

Response 50: see Appendix 3

Response 52

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

Response 59

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

Response 60

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

Response 61

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

Response 62: see Appendix 5

Response 63

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

Response 70

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

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

Response 74

Problems with sewerage and drainage.

Comments on specific sites

General endorsements

Response 1

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

Response 2

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

Response 3

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

Response 4

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

Response 11

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

Response 13

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

Response 16

I agree with the recommended sites.

Response 19

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

Response 22

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

Response 25

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

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

Response 47

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

Response 48

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

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

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

Response 53

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

Response 54

Wetwood Farm: Chiddingfold Road – I have no comment to make on this site
The Orchard: Chiddingfold Road - I have no comment to make on this site
Binhams Lea: I have no comment to make on this site

Response 55

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

Response 61

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

Response 61

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

Response 72

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

DNP1: Alehouse Field

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

Number of houses: 10

Total responding: 47

Supporting: 24 (4 conditional on reduced numbers)

Objecting: 23

Supporting

Response 5

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

...DNP1 – Support development

Response 11

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

Response 54

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

Response 61

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

Response 62: see Appendix 3

Response 63

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

Response 64

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

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

Response 66:

Consider developing retirement homes in the Alehouse Field site.

Response 72

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

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

Conditional support

Response 12

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

Response 26

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

Response 30

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

Response 71: see Appendix 6

Objecting

Response 7

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

Response 8

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

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

Responses 9 and 49

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

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

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

[Comment on sewerage included above]

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

{Added as response 49}

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

Response 10

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

Response 15

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

My main objections to the development of this site are:

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

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

parking problems adversely affecting the users of the lane.

*the site is too small for what is planned

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

Response 33

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

Response 39

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

Response 40

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

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

Response 44

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

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

Response 51

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

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

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

Response 52

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

Response 55

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

Response 56

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

Response 59

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

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

[Comment on sewerage above]

Response 60

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

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

Response 65: see Appendix 5

Response 68

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

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

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

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

Response 69

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

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

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

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

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

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

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

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

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

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

Response 73: see Appendix 7

Response 74

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

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

Responses 36, 37 and 67 – see Appendix 4

DNP3: Wetwood Farm

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

Permission has already granted for five dwellings.

Number of houses: 7

Total responding: 32

Supporting: 27

Objecting: 5

Support

Response 4

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

Response 5

DNP3 – Support development

Response 33

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

Response 39

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

Response 44

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

Response 56

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

Response 61

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

Response 63

No objection

Response 64

This appears to be a good site for development.

Response 65: see Appendix 5

Response 71: see Appendix 6

Responses 36, 37 and 67 – see Appendix 4

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

Oppose

Response 8

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

Response 52

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

Response 69

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

Response 70

I would suggest Wetwood farm site stays at 5 houses.

Oppose: 47 (see General endorsements)

DNP8 The Orchard

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

Number of houses: 4

Total responding: 26

Supporting: 24

Objecting: 2

Response 33

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

Response 44

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

Response 56

Suitable due to proximity to village and limited number.

Response 61

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

Response 63

No objection

Response 64

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

Responses 36, 37 and 67 – see Appendix 4

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

Oppose

Response 8

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

Oppose: 47 (see General endorsements)

Neither supporting nor opposing

Response 14

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

Response 52

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

Response 65: see Appendix 5

Response 69:

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

Response 70

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

Response 73: see Appendix 7

DNP18 Binhams Lea

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

Number of houses: 2

Total responding: 29

Supporting: 26

Objecting: 3

Support

Response 8

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

Response 33

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

Response 44

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

Response 53

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

Response 56

Suitable as makes good use of rundown garages.

Response 61

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

Response 63

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

Response 64

This appears to be a good site for development.

Response 65: see Appendix 5

Response 71: see Appendix 6

Responses 36, 37 and 67 – see Appendix 4

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

Oppose

Response 5

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

Response 17

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

Response 35

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

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

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

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

Neither supporting nor opposing

Response 52

It is unclear to us how large this site is.

Response 69

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

DNP21 The old School and playing field

Leaflet description: These sites are owned by the Diocese and Surrey County Council respectively. Any development will be expected to provide an amenity to the village to compensate for the loss of the school (yet to be agreed).

Number of houses: 12

Total responding: 42

Supporting: 16

Objecting: 26

Support

Response 11

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

Response 25

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

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

Response 26

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

Response 33

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

Response 60

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

Response 61

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

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

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

Oppose

Response 5

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

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

Response 8

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

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

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

Response 31

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

1) No proper access road

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

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

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

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

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

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

Response 38

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

Response 41

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

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

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

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

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

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

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

Response 42

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

Response 43

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

{Comments on DNP2 and DNP 20 reported elsewhere}

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

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

Response 44

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

Response 45

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

Response 46

School house proposals

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

I wish to oppose this for the following reasons;

The school house is a listed building

The site is too constricted for 12 houses

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

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

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

Response 52

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

Response 53

I am against this site for the following reasons.

(a) The land was bequeathed specifically for the benefit of Dunsfold villagers, i.e. not to house incomers or to help Waverley. Guildford Diocese and Waverley should consider their obligations carefully.

(b) The site is unsuitable because I understand there are two sets of drains serving Grattons Chase and surrounding houses.

Drainage is a perennial problem in Dunsfold as you will know.

(c) An alternative use could be found for the land to provide facilities for the village and in particular for children and teenagers as suggested in the report by Melanie Stone at www.villageschooldunsfold.co.uk. With the increase in housing already approved there will be more young people needing leisure facilities.

(d) Allotments have been lost over the years and many of the new houses will have small gardens. This would be an imaginative and popular solution for part of the land

Response 56

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

Response 57

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

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

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

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

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

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

Response 58

it has been disclosed that –

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

Response 63

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

Response 64

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

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

As regard for the rating:

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

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

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

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

Response 65: see Appendix 5

Response 68

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

Response 69

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

Response 70

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

Response 71: see Appendix 6

Response 73: see Appendix 7

Responses 36, 37 and 67 – see Appendix 4

Also 48 (see General endorsements)

Neither supporting nor rejecting

Response 54

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

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

Response 66

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

DNP2 Coombebury

Leaflet description: North of and adjacent to Gratton Chase. The development is not to exceed 12 dwellings, and to include considerable landscaping on the eastern boundary. It is considered that development here would risk further pressure to the north. Currently there is a planning application for 21 houses here.

Number of houses: 12

Total responding: 28

Supporting: 14

Objecting: 14

Support

Response 8

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

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

Response 11

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

Response 20

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

Response 22

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

Response 30

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

Response 37 – see Appendix 4

Response 43

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

Response 52

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

Response 55

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

Response 56

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

Response 65: see Appendix 5

Response 69

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

Response 71: see Appendix 6

Response 73: see Appendix 7

Oppose

Response 5

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

Response 7

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

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

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

Response 23 See Appendix 3.

Response 26

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

Response 33

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

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

Response 44

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

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

Response 50 See Appendix 3.

Response 61

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

Response 62 See Appendix 3.

Response 64

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

Response 70

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

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

Neither supporting nor objecting

Response 62: see Appendix 5

DNP20 Springfield

Leaflet description: On the Alfold Road, behind the recently completed affordable housing, allowed as a Rural Exception. The field is good agricultural land, is remote from the village, has poor pedestrian access and is just 410 metres from Dunsfold Park. Number of houses: 32 – reduced to 20 with allotments

Total responding: 33

Supporting: 24

Objecting: 9

Support

Response 5

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

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

Response 8

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

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

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

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

Response 32

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

Response 33

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

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

Response 34

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

Response 35

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

Response 43

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

Response 44

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

Response 52

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

Response 55

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

Response 56

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

Response 60

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

Response 61

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

Response 62: see Appendix 5

Response 63

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

Response 64

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

Response 65: see Appendix 5

Response 69

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

Response 71: see Appendix 6

Response 73: see Appendix 7

Response 75

My simple solution would be DNP20 Springfield.

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

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

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

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

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

Responses 36, 37 and 67 – see Appendix 4

Oppose

Response 7

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

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

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

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

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

Our views are as follows:

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

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

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

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

Response 21

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

Our reasons are

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

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

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

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

Response 22

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

Response 26

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

Response 27

1. Our house's aspect is this field. Building on this site will impact us through loss of light, being overlooked, loss of privacy and inevitably through increased noise and disturbance.

2. Could I request that the the Committee physically visits this location and make themselves aware of the potential impact on this property before making their decision.

Response 28

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

Our reasons are

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

Response 72

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

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

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

Neither supporting or opposing

Response 29

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

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

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

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

All this considered more weight has to be given to the sites inadequate access.

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

Others sites

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

Response 26

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

Response 65: see Appendix 5

Response 71: see Appendix 6

Responses 36, 37 and 67: see Appendix 4

Appendix 1: Communications

Launch: around 19 March

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

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

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

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

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

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

This consultation closes on 12 April. Please email your comments to nhp@dunsfoldvillage.uk .



DUNSFOLD NEIGHBOURHOOD PLAN

SELECTION OF SITES FOR HOUSING

What is the Neighbourhood Plan and why we need one?

In response to Waverley Borough Council (WBC) requiring at least 100 more houses to be built in Dunsfold by 2032 (in addition to that proposed at the Aerodrome) Dunsfold Parish Council is producing a Neighbourhood Plan as originally presented to the village on 26th February 2019. This offers Dunsfold residents the opportunity to work with the Parish Council to have a say in the development of the village. If there is no Plan, WBC will decide where these houses will go in response to applications from developers.

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

The Steering Group has been busy preparing a draft Plan through the Covid lockdown. We have now reached the stage where we must make decisions on which sites to put forward and we need your views. The Plan will be put before the Village for a consultation before it is submitted to Waverley.

For more background information on the Neighbourhood Plan: see
<https://dunsfoldparishcouncil.gov.uk/neighbourhood-plan/>

Sites for new houses

The Steering Group reviewed 22 sites, taking particular account of the following:

- Any new housing in Dunsfold will increase the existing sewerage problem: all sites are affected.
- AECOM has identified a need for specialist housing for the elderly.
- To stop Dunsfold coalescing with Dunsfold Park, the Steering Group consider it important that development to the east of the village is avoided.
- A petition signed by 97 residents called for no further development in the north of the village.

For details of all the sites and the site selection process please see the Site Assessment Report at:
https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Dunsfold-Site-Assessment-Report_v8a.pdf

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

And AECOM's Housing Need Assessment identifying a need for housing for the elderly:
<https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2019/08/Dunsfold-Parish-HNA-Final-Version.pdf>

Out of 22 sites submitted, five were considered suitable by the Steering Group:

Site ref.	Name	Notes	Number of houses
DNP1	Alehouse Field	Behind The Sun Inn, specialist housing for aged over 55: Close to the village centre but also close to six listed buildings.	10
DNP3	Wetwood Farm	On Chiddingfold Road, this is the site of a disused poultry farm. Permission has already granted for five dwellings.	7
DNP8	The Orchard	On Chiddingfold Road, this development would be part of the redevelopment of the business hub.	4
DNP18	Binhams Lea	Site of disused garages, off Binhams Meadow.	2
DNP21	The old School and playing field	These sites are owned by the Diocese and Surrey County Council respectively. Any development will be expected to provide an amenity to the village to compensate for the loss of the school (yet to be agreed).	12

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

DNP2	Coombebury	North of and adjacent to Gratton Chase. The development is not to exceed 12 dwellings, and to include considerable landscaping on the eastern boundary. It is considered that development here would risk further pressure to the north. Currently there is a planning application for 21 houses here.	12
DNP20	Springfield	On the Alfold Road, behind the recently completed affordable housing, allowed as a Rural Exception. The field is good agricultural land, is remote from the village, has poor pedestrian access and is just 410 metres from Dunsfold Park.	32

We need to know your views on all of these sites.

Please let us have your comments by **12th April**:

- By email to nhp@dunsfoldvillage.uk or
- By handing in at the Village Shop or
- By post to Neighbourhood Plan Steering Group, Dunsfold Parish Council Office, Unit 3, The Orchard, Chiddingfold Road, Dunsfold GU8 4PB

Please note that only planning matters can be taken into account, such as: loss of light, overlooking, loss of privacy, parking / loading / turning issues, increase in traffic, noise and disturbance, loss of trees, road access, proposals in the local plan, previous appeal decisions or local, strategic, regional and national planning policies.

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

Dunsfold Neighbourhood Plan Steering Group - March 2021

Springfield statement: 25 March

Posted on Facebook Love Dunsfold and Dunsfold eNews.

DUNSFOLD NEIGHBOURHOOD PLAN SELECTION OF SITES FOR HOUSING

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

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

https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Dunsfold-Site-Assessment-Report_v8a.pdf

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

Please email your comments to nhp@dunsfoldvillage.uk by 12 April.

Reminder: 7 April

Posted on Facebook Love Dunsfold and Dunsfold eNews.

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

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

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

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

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

For more information, see:

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

Please email your comments to nhp@dunsfoldvillage.uk .

Appendix 2: List of responses

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

Ref No.	DNP01 Aleh'se		DNP03 Wetw'd		DNP08 Orchard		DNP18 Binhams		DNP21 School		DNP02 Coomb'y		DNP20 Springf'd		Notes
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
40		1													
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42										1					[1]
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44		1	1		1		1		1		1		1		
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74		1													
75													1		
	24	23	27	5	24	2	26	3	16	26	14	14	24	9	

Notes

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

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

[2] Commented on site 8.

[3] Already commented on all sites at 2.

[4] Already commented on same site at 21.

[5] Comment on site 20.

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

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

[8] Previously commented on site 2 at 23.

Appendix 3: Objections to DNP2 Coombebury

Response 23

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

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

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

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

GENERAL COMMENTS

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

SPECIFIC COMMENTS ON YOUR INDIVIDUAL ASSESSMENT OF THE COOMBEBURY SITE

Flooding:

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

Land Use:

- This is rightly scored red due to it being a greenfield site. Your own principle states that **“Sites should make effective use of land prioritising previously developed land where possible. Viable agricultural, equestrian and land based activities, which help to shape and maintain the Parish’s landscape character should be maintained”**. We assert that this development will have a significant impact on both agricultural and equestrian use of the neighbouring area (our own property) as well as the site itself.
- The report suggests there is no impact on agricultural use. This is simply not true. We are an equestrian property and keep horses and livestock and it would have a fundamental impact on our activities and I doubt that the authors of this report have an understanding of this given the proximity to our land.

Location and Coalescence:

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

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

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

Natural environment:

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

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

Access and Highways:

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

Scale and Density:

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

Infrastructure:

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

A FINAL COMMENT ON DEVELOPMENT GENERALLY

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

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

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

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

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

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

A number of photographs were sent in three further messages.

Response 50

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Response 62

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

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

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

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

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

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

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

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

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

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

Appendix 4: Responses 36, 37 and 67

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

Response 36

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

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

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

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

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

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

- Wetwood Farm
- The Orchard
- Binhams Lea

I disagree with the following sites

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

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

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

https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Dunsfold-Site-AssessmentReport_v8a.pdf two statements are made:

1. "The site is only just within the broad extent of Dunsfold village". (i.e. is not outside the extent of the village). It is certainly closer to the centre of the village (Pub and Shop) than many of the other sites being recommended.

2. "There is a reasonable possibility that residents would walk or cycle to local facility and services." It is to be noted that there are already some houses there and construction of a path to the village centre would be a small project which could be a condition of further planning consent.

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

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

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

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

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

Response 37

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

Development must preserve the intrinsic beauty and character of the Parish which comprises Dunsfold village and a network of hamlets set within an Area of Great Landscape Value (AGLV).

Regard must be given to the outstanding decision to extend the Surrey Hills Area of Outstanding Natural Beauty (AONB) area to Dunsfold Parish. Development should have no significant adverse visual or landscape impact, including protecting key views within Dunsfold village and from the adjacent AONB and AGLV.

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

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

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

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

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

- Wetwood Farm
- The Orchard
- Binhams Lea

I disagree with the following sites

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

I therefore propose that the remainder of the sites are provided by the Springfield site and or a combination with the Coombury site. The email sent on 25th March suggested a reduction in their proposal from 32 to 20 houses which would neatly fill the requirement. It is strange that in the March 2021 report (file reference <https://dunstableparishcouncil.gov.uk/wp-content/uploads/2021/03/Site-Survey-2020.pdf>) it is stated that "The field is . . . remote from the village, has poor pedestrian access and is just 410 metres from Dunstable Park." However, in the other March 2021 report (file reference https://dunstableparishcouncil.gov.uk/wp-content/uploads/2021/03/Dunstable-Site-Assessment-Report_v8a.pdf) two statements are made:

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

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

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

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

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

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

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

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

Response 67

I note, and agree with the overarching principle used by the Steering Group:
Development must preserve the intrinsic beauty and character of the Parish which comprises Dunsfold village and a network of hamlets set within an Area of Great Landscape Value (AGLV). Regard must be given to the outstanding decision to extend the Surrey Hills Area of Outstanding Natural Beauty (AONB) area to Dunsfold Parish. Development should have no significant adverse visual or landscape impact, including protecting key views within Dunsfold village and from the adjacent AONB and AGLV.

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

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

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

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

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

- Wetwood Farm
- The Orchard
- Binhams Lea

I disagree with the following sites

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

I therefore propose that the remainder of the sites are provided by the Springfield site. The email sent on 25th March suggested a reduction in their proposal from 32 to 20 houses which would neatly fill the requirement. It is strange that in the March 2021 report (file reference <https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Site-Survey-2020.pdf>) it is stated that "The field is remote from the village, has poor pedestrian access and is just 410 metres from Dunsfold Park." However, in the other March 2021 report (file reference https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Dunsfold-Site-Assessment-Report_v8a.pdf) two statements are made:

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

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

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

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

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

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

Appendix 5: Response 65

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

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

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

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

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

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

Comments on Site Selection Principles

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

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

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

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

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

Comments on the Site Assessments

1. Alehouse Field

I disagree this site is “suitable”.

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

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

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

Heritage Assets should be Red given the policy criteria.

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

2. Coombebury

Scale and density should be Red.

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

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

3. Wetwood

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

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

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

4. Wrotham Hill B / 5. Wrotham Hill A

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

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

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

7. Rams Nest

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

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

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

8. The Orchard

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

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

9. New Pound Farm

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

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

10. Mill Lane

I broadly agree with the assessments for this site.

12. Dunsfold Common Road

I broadly agree with the assessments for this site.

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

13. High Billingshurst 1 / 14. High Billingshurst 2

I broadly agree with the assessment for these sites.

15. Hatchlands

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

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

16. Shoppe Hill

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

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

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

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

18. Binhams Lea

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

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

19. Old Croft

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

20. Springfield

The site should be reconsidered for the shortlist as suitable.

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

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

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

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

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

21. Old school and field

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

I will repeat the concerns on the www.villageschooldunsfold.co.uk website.

Community facilities should be **at least** Amber on the basis that “*Development on the site would result in the loss of land or a building previously used as a community facility or services, but which had been demonstrated to be no longer needed or viable.*” I believe that the use of the site for village educational purposes is viable, and if the site is lost it cannot be replaced.

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

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

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

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

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

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

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

In addition:

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

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

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

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

23. Westwood

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

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

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

Appendix 6: Response 71

Dunsfold Neighbourhood Plan Consultation

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

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

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

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

Comments on Site Selection Principles

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

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

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

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

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

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

Comments on the Site Assessments

1. Alehouse Field

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

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

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

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

Heritage Assets should be Red given the policy criteria.

2. Coombebury

Scale and density should be Red.

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

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

3. Wetwood

I agree with Wetwood being a suitable site.

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

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

4. Wrotham Hill B / 5. Wrotham Hill A

Location and coalescence should be Green.

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

7. Rams Nest

It is not clear why location and coalescence is Red.

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

It is not clear why Access and Highways is Red.

8. The Orchard

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

9. New Pound Farm

I have no issue with the assessment.

10. Mill Lane

I have no issue with the assessment.

12. Dunsfold Common Road

I have no issue with the assessment.

13. High Billingshurst 1 / 14. High Billingshurst 2

I have no issue with the assessment.

15. Hatchlands

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

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

16. Shoppe Hill

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

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

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

18. Binhams Lea

I have no issue with the assessment.

19. Old Croft

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

20. Springfield

The site should be reconsidered for the shortlist as suitable.

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

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

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

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

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

21. Old school and field

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

See concerns on the www.villageschooldunsfold.co.uk website.

Community facilities should be **at least** Amber on the basis that "*Development on the site would result in the loss of land or a building previously used as a community facility or services, but which had been demonstrated to be no longer needed or viable.*" I

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

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

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

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

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

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

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

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

In addition:

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

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

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

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

23. Westwood

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

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

Appendix 7: Response 73

PRELIMINARY

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

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

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

Problem areas included the following:-

Transparency

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The planning history

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

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

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

False basis of questions to the village and fantasy heritage assessment

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

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

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

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

The Issue of Retirement Housing

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

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

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

THE PAPER’S PROPOSALS

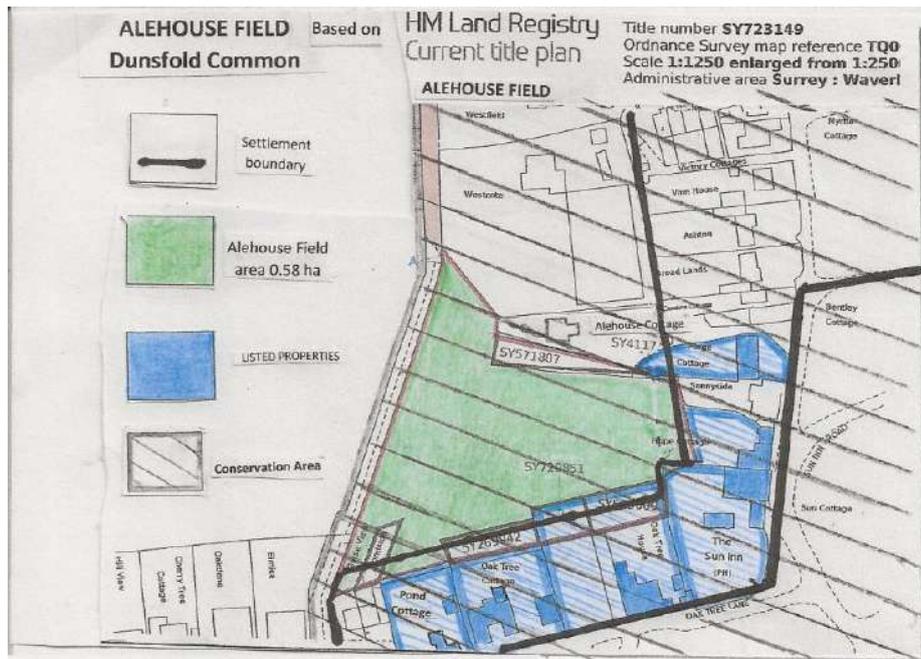
The Paper seeks views of villagers on sites to provide the remaining 32 of the 100 dwellings required of the village under Policy ALH1 of LPP1. The Paper lists 5 sites rated ‘suitable’ by SG to provide in aggregate 35 dwellings and also puts forward for consideration 2 sites rated ‘unsuitable’ by SG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

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

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

A. ALEHOUSE FIELD (AF) (10 dwellings)

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



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

The 2017 Conservation Area Appraisal

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



Figure 5: Plan of proposed amendments

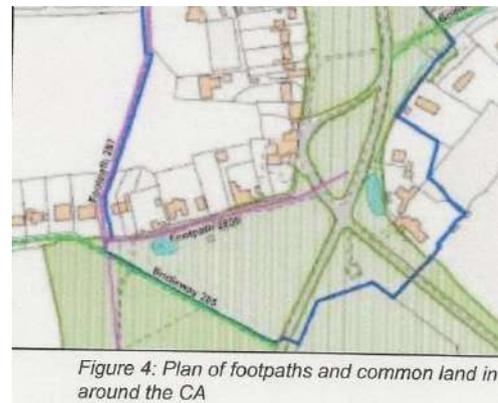


Figure 4: Plan of footpaths and common land around the CA

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

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

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

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

B OLD SCHOOL and PLAYING FIELD (12 dwellings)

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

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

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

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

C. COOMBEBURY

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

CONCLUSION: COOMBEBURY IS SUITABLE FOR 12 HOUSES.

D. SPRINGFIELD

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

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

OTHER SUBMISSIONS

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

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



Appendix F: Housing Site Options: Developer Submissions

Appendix F: Housing Site Options: Developer Submissions

RESPONSES FROM LAND OWNERS, AGENTS OR DEVELOPERS:

ALEHOUSE:

From Alan Pearce.

Thank you very much for your email and the attached notification of consultation. I was in the process of writing to you to update you following receipt of the pre-application response from Waverley Borough Council.

I can confirm that Cognatum Estates has always wanted to work with you and in accordance with your emerging Neighbourhood Plan and so we were pleased to hear about the progress that has been made at the recent Parish Council meetings and are equally pleased to see the attached consultation.

Waverley Borough Council have also confirmed that they would want any scheme to be consistent with the Neighbourhood Plan and we would want to support the Steering Group and Parish Council as the Neighbourhood Plan progresses. Therefore if you require any further information on the proposals we would be delighted to provide this and if you have any comments or feedback from the consultation event then we would be happy to listen. For example, are there any priorities in the village that Cognatum Estates can assist with e.g. clearing and maintaining the public path behind the site, landscape works to the green by the pub, local tree surgery work etc. Cognatum, Estates as a developer but a site manager want to contribute to and be part of the village.

There was general support from Waverley about the use, the architecture and quantity and we felt that the scheme would be supported if the "in principle" issue can be resolved i.e. that the site is allocated in the Neighbourhood Plan. We feel that the site offers the best opportunity to help deliver the remaining 32 new homes you require and note that the consultation document identifies the site as a suitable option along with four other sites. The number of homes planned remains at 10 and so is consistent with your assessment.

Also, if it would be helpful (covid permitted), Cognatum Estates have offered to arrange for a site visit for any of the Steering Group team to other Cognatum Estate developments if this would be helpful to appreciate the quality of the developments they are responsible for. If this would be of interest please let me know and I can arrange this.

Keep safe.

Kind Regards,

Alan Pearce
Managing Director
BA (Hons) BTP (Dist) MRTPI



RESPONSE ON BEHALF OF LANDOWNER OF DNP2 (COOMBEBURY) TO DUNSFOLD NEIGHBOURHOOD PLAN: SITE SELECTION FOR HOUSING

Waverley Borough Council adopted the Local Plan Part 1: Strategic Policies and Sites (LPP1) in February 2018, now over 3 years ago.

The Local Plan Part 1: Strategic Policies and Sites (LPP1) sets out the Council's spatial framework for delivering the development up to 2032.

Policy ALH1 (The Amount and Location of Housing) requires the Council to make provision for at least 11,210 net additional homes in the period from 2013 to 2032 (equivalent to at least 590 dwellings a year) and each parish is allocated a minimum number of new homes to accommodate during the Plan period and Dunsfold must accommodate a minimum of 100 new dwellings (not including Dunsfold Aerodrome).

The emerging Local Plan Part 2 (LPP2) will include site allocation and Development Management Policies. However, in Dunsfold it is anticipated at the emerging Neighbourhood Plan will allocate sites in accordance with the provisions of the Localism Act 2011.

It is understood that 68 dwellings have been delivered in Dunsfold during the Local Plan period and emerging Neighbourhood Plan will therefore need to allocate sites to accommodate at least 32 dwellings.

Dunsfold Neighbourhood Plan Site Assessment Report March 2021 Draft V8a

We welcome the opportunity to respond with our comments on the latest communication, as well as the published Site Assessment Report by the deadline on 12 April 2021.

In March 2021 the Dunsfold Neighbourhood Plan Steering Group published a 'newsletter' explaining the progress of the Neighbourhood Plan, and disclosing that, having reviewed 22 sites, they had settled on a shortlist of 5 sites, with 2 others to be "taken into consideration".

WS Planning & Architecture, 5 Pool House, Bancroft Road, Reigate, Surrey, RH2 7RP

T: + 44 (0)1737 225 711 admin@wspa.co.uk wspa.co.uk

Reg Office: 5 PoolHouse, Bancroft Road, Reigate, Surrey, RH2 7RP Company No. GB3763487 WS Planning & Architecture is a trading name of Woods, Sanders & Co Ltd

Managing Director: Mr B Woods BA TP MRTPI Planning Director: Mr S Copping BA (Hons) DipTP MRTPI Architectural Director: Mr L Barker BA(Hons) BArch (Hons) RIBA



It is understood that the 22 sites that have been reviewed were submitted to the Parish Council for consideration in 2018 (20 sites) and 2019 (2 sites). Two sites, DNP6 and DNP11 were subsequently withdrawn and DNP17 has been granted Planning Permission. However, due to the time delay from the 'call for sites' exercise and this recent publication, it is not clear if all the other sites still remain 'available' for development.

The 'deliverability' of the sites taken forward in the Neighbourhood Plan is fundamental and the National Planning Policy Framework states the following:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.”

The Parish Council will be aware of the current planning application at the site DNP2 for the erection of 21 dwellings (including 8 affordable) together with associated access parking and landscaping, planning application ref: WA/2021/0413.

It is therefore considered that the site is deliverable and can come forward without delay. The site also proposed the delivery of 8 much needed affordable homes.

It is noted that at the end of the Stage One process 9 sites were considered by AECOM as potentially suitable (green and amber RAG rated) and 11 sites were considered inappropriate (red RAG rated). At this stage, site DNP2 was considered potentially suitable (amber RAG rated).

In relation to Stage Two process, it is understood that The Steering Group developed a set of 10 Dunsfold Parish site selection principles against which all potential development sites (housing and employment) could be considered.

The newsletter sets out that of the 22 submitted sites, five were considered suitable by the Steering Group and two are for consideration but not recommended as suitable by the Steering Group, as set out below.

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Out of 22 sites submitted, five were considered suitable by the Steering Group:

Site ref.	Name	Notes	Number of houses
DNP1	Alehouse Field	Behind The Sun Inn, specialist housing for aged over 55: Close to the village centre but also close to six listed buildings.	10
DNP3	Wetwood Farm	On Chiddingfold Road, this is the site of a disused poultry farm. Permission has already granted for five dwellings.	7
DNP8	The Orchard	On Chiddingfold Road, this development would be part of the redevelopment of the business hub.	4
DNP18	Binhams Lea	Site of disused garages, off Binhams Meadow.	2
DNP21	The old School and playing field	These sites are owned by the Diocese and Surrey County Council respectively. Any development will be expected to provide an amenity to the village to compensate for the loss of the school (yet to be agreed).	12

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

DNP2	Coombebury	North of and adjacent to Gratton Chase. The development is not to exceed 12 dwellings, and to include considerable landscaping on the eastern boundary. It is considered that development here would risk further pressure to the north. Currently there is a planning application for 21 houses here.	12
DNP20	Springfield	On the Alfold Road, behind the recently completed affordable housing, allowed as a Rural Exception. The field is good agricultural land, is remote from the village, has poor pedestrian access and is just 410 metres from Dunsfold Park.	32

We are of the opinion that Site DNP2 is suitable for development and we disagree with the Parish Council's latest assessment shown on the following page. In order to demonstrate the inconsistency in the latest assessment, in some areas we have also considered the assessment of DNP21 - The Old School and Playing Field which is considered suitable for 12 houses.

WS Planning & Architecture, 5 Pool House, Bancroft Road, Reigate, Surrey, RH2 7RP

T: + 44 (0)1737 225 711 admin@wspa.co.uk wspa.co.uk

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

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity is above the major development (10 dwelling) threshold. The assumed density is above 15 dpa.	Yellow
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would not result in the loss of currently active agricultural land. The land is a woodland plantation.	Red
S3: Location and Coalescence	The site is within the broad extent of Dunsfold village and would not detract from the linear form of the village. The site would contribute slightly to reducing the gap between Dunsfold village and Dunsfold Park.	Yellow
S4: Natural Environment	The site is within the AGLV and adjoins a SNCI. As woodland there is potential for ecology.	Yellow
S5: Flooding	The site is within Flood Zone 1.	Green
S6: Heritage Assets	No heritage assets are within or adjoining the site.	Green
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
S8: Access and Highways	Access to highway and there is a reasonable possibility that residents would walk or cycle to local facility and services.	Green
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	Red
S10: Deliverability	There are no known deliverability constraints.	Green
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	Yellow

DPSAP 1 – Scale and Density

Site DNP2 measures 1.01ha in total. The current planning application (as referenced above) is for 21 dwellings which is a density of around 21 dwellings per hectare. The NPPF requires the effective use of land and the proposed development is not considered to be out of character for the location.

Furthermore, DNP21 measures a total of 0.58ha. The 12 houses suggested here deliver a density of 21 units per hectare.

It is considered that the RAG Rating for Site DNP2 should be **GREEN** in relation to DPSAP 1 – Scale and Density.

WS Planning & Architecture, 5 Pool House, Bancroft Road, Reigate, Surrey, RH2 7RP

T: + 44 (0)1737 225 711 admin@wspa.co.uk wspa.co.uk

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DPSAP 2 – Land Use

It is assumed that the **RED** RAG Rating is based on the incorrect assertion that “the land is a woodland Plantation”.

Site DNP2 is a field with some planted trees that have been regularly felled. The trees are not considered to be a material constraint to development. The arboricultural statement submitted with the current planning application (as referenced above) states: ***“a number of smaller trees comprising of mainly ash, oak and cherry that are generally of poor form and originate from a historic planting scheme. They have been progressively removed over a period of years.....I have not considered them as a material constraint.”***

In comparison, DNP21 comprises a listed building in the Conservation Area and an open field beyond with a Green Rag Rating. The whole site is not previously developed land as indicated in the Assessment and should therefore be **AMBER** in relation to Land Use. National Planning policy requires that any potential development should not harm the setting of a listed building and adjoining Conservation Area. Whilst the impact is yet to be fully assessed; it is considered that Site DNP2 is less constrained in Land Use terms.

It is considered that the RAG Rating for Site DNP2 should be **GREEN** in relation to **DPSAP 2 – Land Use**

DPSAP 3 – Location & Coalescence

DNP2 sits directly to the north of Gratton Chase. Its eastern boundary is closer to the village than that of Gratton Chase.

DNP21 sits directly to the south of Gratton Chase. Its eastern boundary is more easterly than that of DNP2.

Both sites are considered to be within the village, and both are considered to be sustainably located. We therefore consider that these sites should be judged equally.

It is considered that the RAG Rating for Site DNP2 should be **GREEN** in relation to **DPSA 3 – Location & Coalescence**.

DPSAP 4 – Natural Environment

DNP2 is within the AGLV and adjoins an SNCI.

DNP21 is also within the AGLV and also adjoins a SNCI - see plan below.

Therefore, we believe that these sites should be judged equally.

WS Planning & Architecture, 5 Pool House, Bancroft Road, Reigate, Surrey, RH2 7RP

T: + 44 (0)1737 225 711 admin@wspa.co.uk wspa.co.uk

Reg Office: 5 PoolHouse, Bancroft Road, Reigate, Surrey, RH2 7RP Company No. GB3763487 WS Planning & Architecture is a trading name of Woods, Sanders & Co Ltd

Managing Director: Mr B Woods BA TP MRTPI Planning Director: Mr S Copping BA (Hons) DipTP MRTPI Architectural Director: Mr L Barker BA(Hons) BArch (Hons) RIBA



We agree with the **AMBER** RAG Rating but the same should be said for DNP21.

DPSAP 5,6,7 & 8

We agree with the **GREEN** RAG Ratings.

DPSAP 9 – Infrastructure

We accept that Dunsfold has an issue with the sewerage infrastructure. However, we are in communication with Thames Water, a dialogue that was first commenced in relation Grattoon Chase scheme. We understand that they are currently in the process of delivering a permanent solution for the drainage of Grattoon Chase, and we have requested, and had accepted, that our potential scheme is included in the modelling and design of this permanent solution.

We are in no doubt that there is a viable technical solution, the details of which will be known prior to occupation.

We **do not** consider the **RED** RAG rating to be an accurate reflection of the infrastructure capacity and we suggest that an **AMBER** RAG rating would be more appropriate in acknowledging that there is still some uncertainty about the exact infrastructure provision.

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DPSAP 10 - Deliverable & developable

We agree with the **GREEN** RAG Rating in relation to Site **DNP2** which is demonstrated by the current planning application which pending determination.

We would however like to point out that **DNP21**, which that Council has suggested to be one of its five preferred suitable sites, is currently **not available**. The front (including the Old School listed building) is owned by The Guildford Diocesan Board of Finance. The field to the rear is owned by Surrey County Council.

Furthermore, and crucially, the transfer of the field made in 1967 to SCC explicitly states that the land is not to be used for anything other than a school playing field.

Therefore, we do not believe that DNP21 is deliverable in the short or medium term.

Other considerations

Further to our comparison of DNP2 and DNP21 above, we are also of the firm belief that DNP3 and DNP8 are both unsustainable in terms of their location and accessibility to the local services and amenities.

DNP3 is located 1.5 miles from the centre of the village (the Post Office), and there is no footpath, and so all residents of any new development would have to rely on a car to drive into the village to access even the most basic amenities.

DNP8 is located 1 mile from the centre of the village (the Post Office), and again there is no footpath, and so all residents of any new development would have to rely on a car to drive into the village to access even the most basic amenities.

We have attached photographs illustrating this issue at Appendix 1.

Taking all of the above points into account, we strongly believe that of the 35 dwellings proposed in the PC 'list of suitable sites', 23 are not deliverable.

Conclusion

The Site Selection assessment should be updated in relation to Site DNP2 (COOMBEBURY) to reflect the available information and the fact that there is a current planning application should not be overlooked because it clearly demonstrates the site's viability and deliverability within a 5 year period.

WS Planning & Architecture, 5 Pool House, Bancroft Road, Reigate, Surrey, RH2 7RP

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Photographs to show Entrance to DNP3 Wetwood Farm – No public footpath

WS Planning & Architecture, 5 Pool House, Bancroft Road, Reigate, Surrey, RH2 7RP

T: + 44 (0)1737 225 711 admin@wspace.co.uk wspace.co.uk

Reg Office: 5 PoolHouse, Bancroft Road, Reigate, Surrey, RH2 7RP Company No. GB3763487 WS Planning & Architecture is a trading name of Woods, Sanders & Co Ltd

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Photographs to show Entrance to DNP8 The Orchard – No public footpath

WS Planning & Architecture, 5 Pool House, Bancroft Road, Reigate, Surrey, RH2 7RP

T: + 44 (0)1737 225 711 admin@wspace.co.uk wspace.co.uk

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RESPONSES FROM LAND OWNERS, AGENTS OR DEVELOPERS:

SPRINGFIELD:

From Rob Miller:

Please find below my comments on the Selection of Sites for Housing.

Timescale for comments

I would like to have provided more in-depth comments, but due to personal circumstances and time constraints I have not had the time I would have liked to provide comments. A longer window for consultation would have been appreciated - especially as much of the consultation period has been over the school holiday period.

Coalescence

Much emphasis has been put on avoiding development to the east of Dunsfold to avoid coalescence with the recently approved Dunsfold Park. The Oxford Dictionary definition of coalescence states:

noun

1. the joining or merging of elements to form one mass or whole:

This is a very valid and relevant planning consideration, however it is misleading to state that development on the eastern edge of Dunsfold is causing coalescence with Dunsfold Park. For example the site selection document states that site **DNP20 Springfield** is unsuitable as it is *just 410 metres from Dunsfold Park*. The site maybe 410m from the boundary of the Masterplan area, however there is approximately a further 1km of proposed retained open space beyond the masterplan boundary to the outer edge of the proposed built development. In addition, there is no intervisibiltiy between the two areas due to the intervening distance, topography and mature tree cover. This can in no way be seen to *bethe oining or merging of elements to form one mass or whole-* physically or visually.

Scoring for Site Assessments

The scoring for the site assessments appears arbitrary and inconsistent. In places a similar statement for two sites appears to result in different scores. For example, Site DNP9 - Principle S4: Natural Environment states '*With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations.*' This scores an orange. However for Site DNP8 - Principle S4: Natural Environment states the exact same phrase, plus states that it is next to Ancient Woodland, and yet it scores a green. DNP21 states exactly the same again, and also scores a green.

DNP20 also records S10: as having no known deliverability constraints, but marks this as a red (this is marked green in the summary page however).

DPSAP 4 provides detailed guidance extracted from the *Guidelines for Landscape and Visual Impact Assessment*. This guidance specifically states that the tables should not be used without professional

judgement - for example, by a chartered landscape architect. These guidelines should not be used arbitrarily to provide weight to judgements made in other ways - there must be proper assessment of sites including the identification of potential receptors; justified sensitivities of receptors; justified assessment of indicative magnitude of change; and a resulting justified assessment of the impact on receptors. There is no evidence of this process which makes this a gross misuse of these guidelines, especially if they are being used to provide informed judgements to residents on the suitability of sites within the village for development.

I find it difficult to understand the extreme differences between the Council's Site Assessment for Springfield (Green), Aecom's Site Assessment for Springfield (Green) and then the Neighbourhood Plan's Assessment for Springfield (Red), especially when it is based on tenuous evidence as briefly highlighted above.

From Chris Miller:

Dear Neighbourhood Plan Team

I am writing to you as Co-Trustee of the Springfield site with reference to your Selection for Sites for Housing.

My cousin has written to you separately with certain planning matters and I agree with all that he has said, particularly concerning the timescale for comments. In addition, I would like to draw your attention to the email below which has not been considered within the documents circulated.

Please note the reduced number of houses, plus the amenity area offered to the community in the form of allotments. Neither of these points were mentioned in the Selection for Sites letter to the community, hence their responses will be being made on incomplete and misleading information.

I understand that you have received various complaints about the short period of time granted to the community to consider the proposals; should a decision be made to grant further time or further rounds of consultation, then we would be grateful if the community would be made aware of what we have actually proposed, not an older version.

I therefore respectfully request that the Neighbourhood Plan Team consider the feedback received from the community in the light of the above and Rob's email below. As previously mentioned, we are very willing to discuss our proposals with you and incorporate any suggestions which you may have.

Attachment: pdf showing site plan



Springfield

Drawing No. IDF-P001 Indicative Development Framework

- Site Boundary
- Completed English Rural development
- New homes - ca. 20 no.
- Road / path network
- Communal building for allotments
- Allotments - 20 no. 10m x 10m plots
- Woodland edge / tree planting
- Wetland meadow / SuDS basin
- Meadow
- Amenity grass

Woodland edge planting to include:
 Hawthorn
 Field maple
 Bird cherry
 Privet
 Holly
 Hazel
 Dog rose
 Honeysuckle

Status: For Discussion
 scale 1:2,000 @ A3
 0 10m 25m 50m 100m





Appendix G: Regulation 14 Draft Plan: Exhibition Boards

Appendix G: Regulation 14 Draft Plan: Exhibition Boards

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.

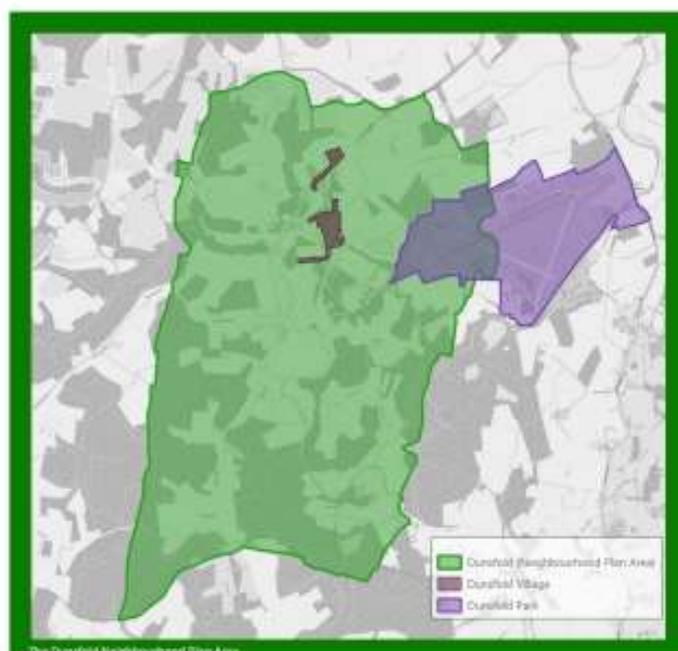
The higher level Waverley Local Plan Part 1 includes a minimum housing figure for Dunsfold of 100 new homes over the 2013 and 2032 period. To date, 68 of these new homes have already been completed or approved. In view of this, the Neighbourhood Plan needs to allocate land to deliver at least a further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

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.

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.

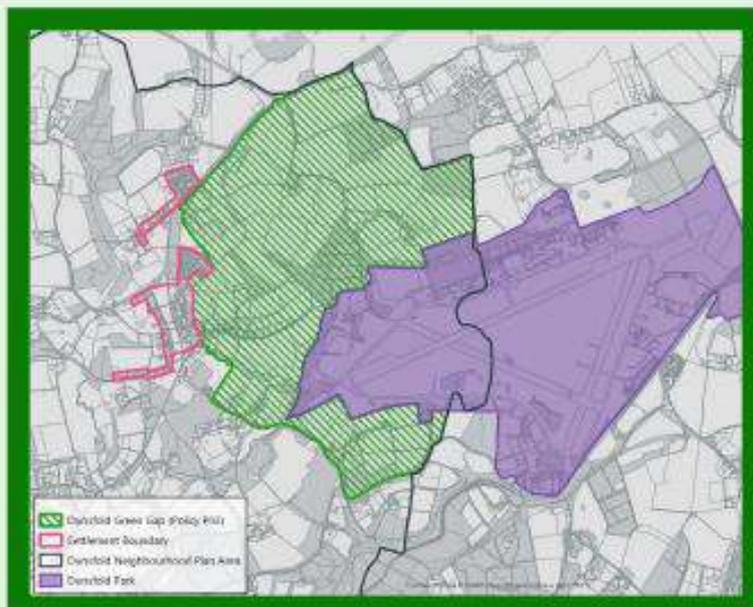
For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding or training, livery or equivalent rural or other local business, where it can be shown that: i) There is an essential need for the occupant to be on site at any time during any 24 hour period; and ii) No alternative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

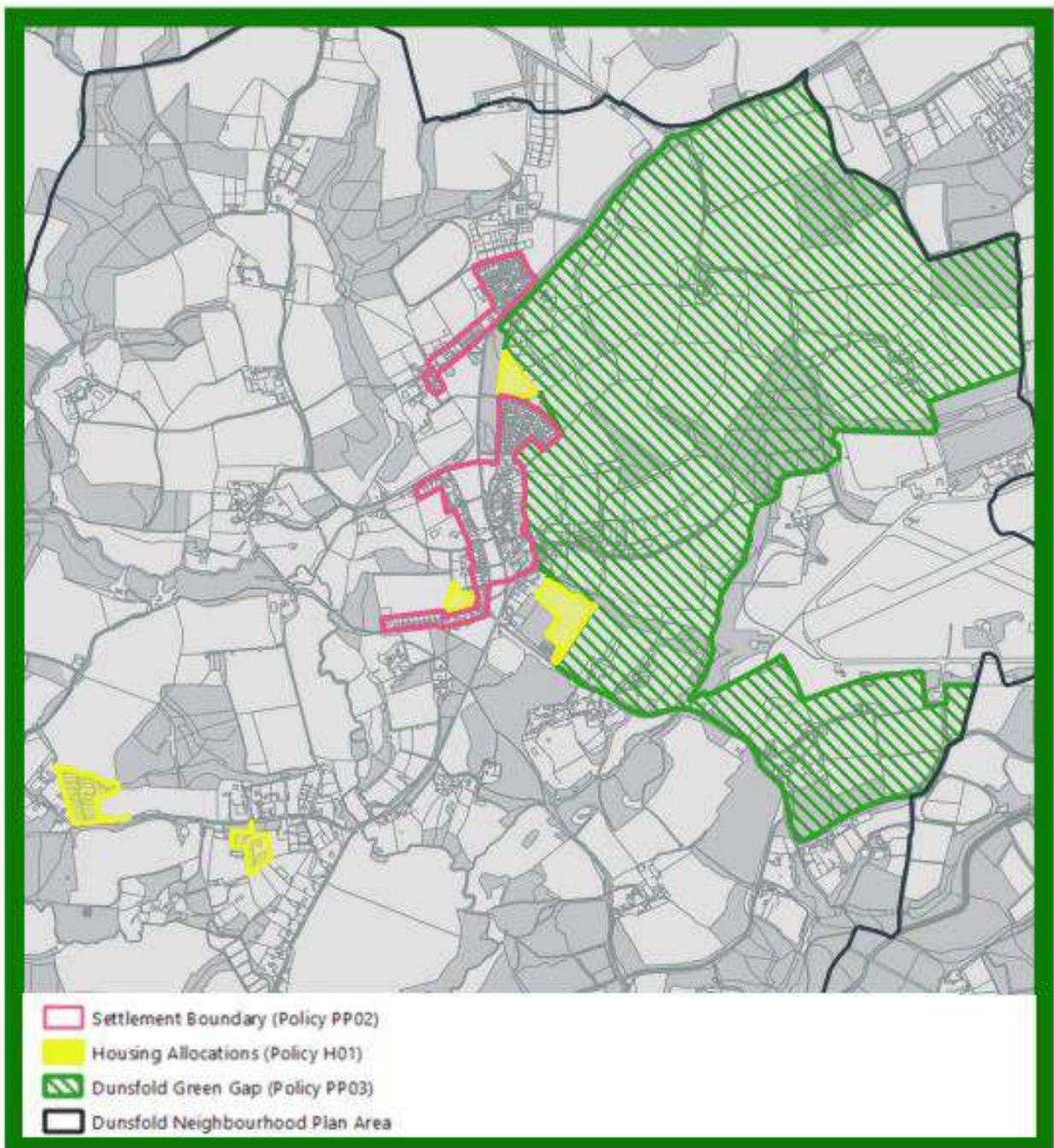
Development within the Dunsfold Green Gap will not be permitted unless:

- The open or undeveloped character of the gap would not be adversely affected; and
- 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



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-built 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)

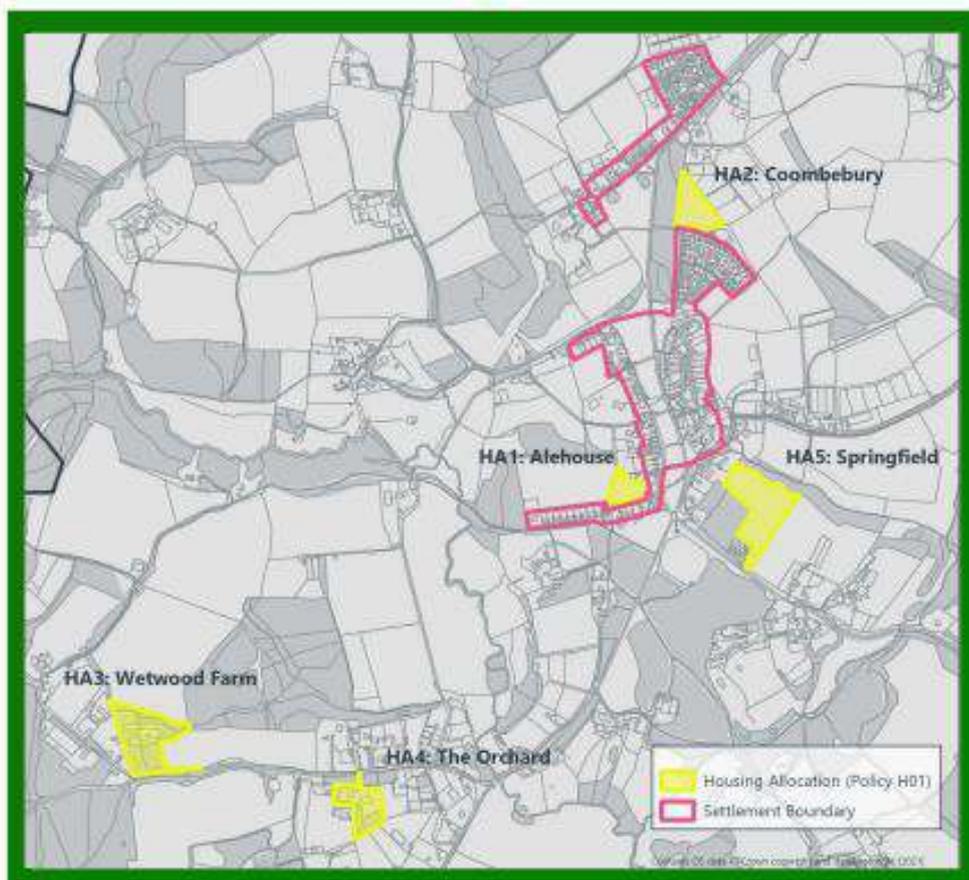


Housing Allocation HA1: Alehouse

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

Natural Environment (1)



Natural Environment Objectives

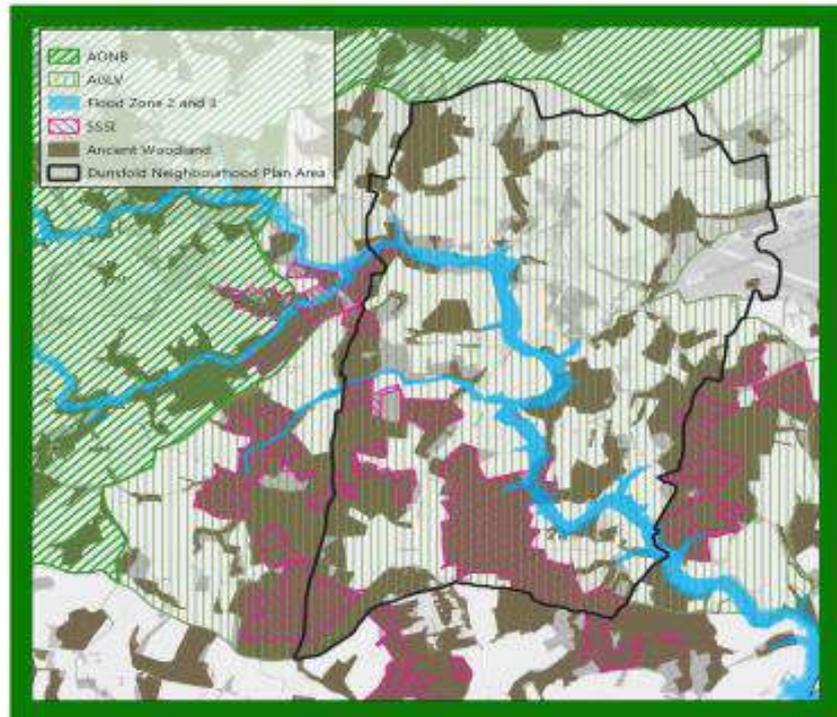
NE1: To protect key habitats and to mitigate the impact of development on local biodiversity.

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 20m² per dwelling will be sought.

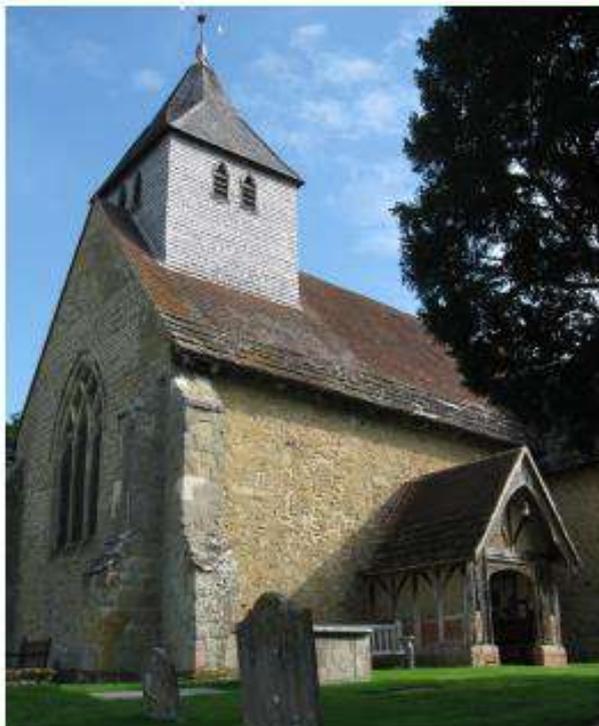
Environment, Sustainability and Design (3)



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 S45 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.

EB3: To support the delivery of improved high speed broadband and mobile phone coverage.

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.

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

Paper response forms will also be available via the Dunsfold Parish Clerk:
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.



Appendix H: Regulation 14 Draft Plan: Questionnaire Written Comments

Vision and Key Planning Principles
All the proposed sites are outside the settlement. aii) "The proposed development must be appropriate to the site's context" is extremely vague
Policy PO2 should make clear that development proposals will be permitted within housing allocations. Policy PO3 - the last para of the Policy appears to conflict with para 4.4 point 4.
Policy PO1 ought to be updated / significantly more flexible to accommodate the potential changes to AGLV/AONB status (including the possible removal of AGLV status). There should be more than simple "regard" to proposal to expand AONB (I see expansion of the AONB as absolutely critical to this village), and clarification of what "regard" actually means in practice - how is this demonstrated? There is no analysis as to why or how the limited number of identified "key views" have been selected, and why this category is not more expansive. Policy PO2 settlement area is a key contentious point in the plan. This makes no sense to include preference for development within the settlement area/exceptional circumstances to allow development outside of the settlement whilst solely identifying sites outside of the settlement area in housing allocations. 3 of the 5 housing allocations do not on paper appear to meet Policy PO2. Policy PO3 - I generally agree with the concept of including a gap between Dunsfold village and Dunsfold park. However, the extent of Dunsfold Green Gap seems arbitrary in that it has excluded both the Springfield (Miller Lane) site and Coombebury. It also needs to acknowledge that some good can come of the development at Dunsfold Park - good transport links (footpath/bridleway access) to Dunsfold Park should be sought to enable residents of both areas to access facilities. Re the vision statement. I know this is high level, but this is far too vague. What does "embrace the changing nature of modern life" mean for a planning document? The vision statement ought to be a vision for the future, but a whole sentence simply tells us the status quo: "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." We need aspiration!
I fully appreciate the Parish Council have a difficult and unenviable task of trying to please everyone but in order for the plan to be defensible, I would expect to see: 1. Clear vision and aims 2. Clear policies that ensure the vision and aims are upheld 3. Required infrastructure requirements 4. The designated neighbourhood area For the policies I would expect to see: 1. Natural environment - enhance and protect the rural character including wildlife, green spaces, trees, green buffers 2. Historic environment - preserve and protect heritage assets and their setting 3. Community Facilities - require these or contributions to existing ones based on housing numbers - creche, school, shop, pub, play areas etc 4. Housing - need and numbers and possible site allocations 5. Employment - need and numbers. Protect existing employment 6. Design - protect and enhance the village and historic character of the village 7. Local green space designations 8. Transport - cycleways, footpaths, cycle parking, bus routes and stops, public transport need and capacity For each of these I would expect to see demonstration of compliance with the basic conditions: 1. Regard to national planning policy 2. Contribution to sustainable development 3. Conformity with the local plan and development plan 4. Compatible with EU obligations where still appropriate 5. Not infringing with human rights
PO3 - More could be done around Dunsfold Aerodrome increasing development surrounding that site to take development away from Dunsfold itself.
I agree with the Policy PO2b that in the case of a replacement dwelling the size of the new dwelling should be appropriate to the plot. There may be cases where a new dwelling can deliver significant design, environmental, social and health benefits and that might involve using more of the plot productively, without necessarily significantly extending the area of development. It's important that the Neighbourhood Plan's policies attach significant weight to outcomes rather than making a simple statistical comparison between the footprint of previous and proposed developments, as has been the case in the past, in policies at all levels.
Policy PO1 – The review of the AONB boundary is to decide whether additional areas should or should not be included within the designation. Those additional areas should not be subject to AONB policy until the review concludes they meet the criteria for designation, and are formally designated. Policy PO2 – The proposed restriction to development outside of the settlement area is inconsistent with the National Planning Policy Framework which does provide for additional forms of development in rural areas. The settlement boundary should also be extended to include all proposed allocations. Policy PO3 - This Policy seeks to create a new designation called "Green Gap." There is no adopted Green Gap Policy in the Waverley Local Plan relating to



<p>Dunsfold and no Green Gap policy in the National Planning Policy Framework. The Policy only allows development that would preserve the open or undeveloped character of the gap and restricts such development to agricultural and equestrian. As such, it would be significantly more onerous than Green Belt policy and would fail to have regard to the national policy presumption in favour of sustainable development</p>
<p>Housing: HO1 to HO4</p>
<p>The document presents the number of dwellings as a statement of fact, but the real numbers will be whatever the developer decides to apply for. I feel it should be made more clear that these are not some kind of permitted number. HO2: Why favour self-build over custom build? Surely the nature of the proposal is what matters, rather than the method of project management.</p>
<p>Policy HO1 - The Neighbourhood Plan has strongly condemned the independent site assessment prepared by AECOM in favour of the Dunsfold Parish Site Assessment. The Site Assessment and Selection carried out by the Steering Group, however, is flawed, and should be subject to independent, professional scrutiny. It also does not reflect the final Policies in the draft Neighbourhood Plan, such as: 1. The scale and density criteria (DPSAP1) for site DNP20 is scored Red owing to the site capacity being for 32, however the site owner has submitted a planning application for the site including 21 homes. Notwithstanding this, the community feedback for 32 dwellings within site DNP20 is plainly positive, as highlighted in the table following paragraph 4.2 of the Dunsfold Parish Site Assessment. For the proposed 21 home development proposed, the DPSAP 1 (i) RAG should be yellow, and the DPSAP 1(ii) RAG should be green according to the assessment criteria quoted. Overall scale/density should therefore be green or yellow. 2. The location / coalescence criteria (DPSAP3) for Site DNP20 is scored as red, even though the site is excluded from the Green Gap Policy in the draft Neighbourhood Plan. DPSAP3(i) should be yellow, as the site is near the settlement boundary, and DPSAP 3(2) RAG should be green as the site is not identified as being within the Dunsfold and Dunsfold Park Green Gap. Overall Location and Coalescence should therefore be green or yellow. 3. The Natural Environment criteria (DPSAP4) for site DNP20 is scored red, even though the site has no wildlife or habitat designations within or associated with it and the site is contained on at least three sides with strong landscape boundaries. DPSAP 4(i) RAG should be green, and DPSAP 4(ii) should be green. The criteria for assessing DPSAP 4 are generally confused - it should be noted that Green Belts, AONB, and National Parks are not wildlife or habitat designations. 4. The Access and Highways criteria (DPSAP8) for site DNP20 is scored red, even though the submitted application for the site includes for at least one pedestrian link to the centre of the village, and the scale of the proposal will not significantly increase vehicular movements within and through the parish. The proposed development uses on the site are not reliant on HGVs. DPSAP 8(10 and (ii) should therefore be scored as yellow. Overall Access and Highways should therefore be yellow. 5. Housing Allocation HA5: Springfield is for 10 dwellings, and the proposed boundary for this allocation includes the 8 affordable homes already constructed. Even if the boundary or allocated number of dwellings does not include the affordable homes, 10 homes spread over the remaining 2 hectares of land is a chronic waste of land identified as being suitable for development. It is therefore suggested that the Dunsfold Parish Site Assessment is not fit for determining the Site Selection for Policy HO1.</p>
<p>The village is a pretty historic one and every effort should be made to retain its rural character and to control residential development to appropriate level to provide for strictly local need</p>
<p>HO1 - there appears to be a typo "Completion and deliverable commitments (2013-2022)" - i believe this should be 2032, consistent with the preamble. I wish to put on record that I fundamentally disagree with the selection of sites in HO1, and the analysis apparently used to arrive at these sites. If this plan were to come to referendum as is, my expectation is that it would fail on the basis of the site selections and widespread mistrust of the procedure to date. There is still an opportunity to put this right, but it needs to be done urgently and crucially with independent expert oversight. HO2 - what is meant by "individual" self-build, do you mean single units, what about multiple developments, such as that currently proposed at Dunsfold Common Road North (Chennels Field)? Can the policy be specific about what "self-build" actually means for these purposes? By referring to Site Selection Principles (which I consider to be fundamentally flawed for a number of reasons, but mostly because of their subjectivity), I am concerned that this potentially opens the policy door to numerous self-build developments. HO3 same concerns arise to the deferral to NPPF. The Dunsfold Neighbourhood plan ought to be a chance to add to policy. Likely windfall sites/units should be included in the overall housing allocation to alleviate pressure elsewhere. HO4 space for homeworking is a sensible goal, but in practice is this simply likely to be achieved by an extra bedroom? The housing mix only refers to bedroom numbers, which seems to encourage more apartments for smaller 1/2 bedroom units. Can this be an opportunity to broaden housing style and layout? The Dunsfold HNA recommends 21 units for the</p>



<p>elderly, and a need for terraced homes - can HO3 be more explicit about a preference for smaller mid range /elderly friendly units?</p>
<p>Policy HO1 - I fail to see how the provision of housing meets the criteria set out in the vision and policies. The NP policies state that housing should be inside the settlement boundary except on previously developed land or where it is a replacement dwelling or a dwelling for an existing commercially viable agricultural business. (which I agree with). The only site that I can see falls within this criteria is Wetwood Farm?! I also fail to see how this stops the coalescence with Dunsfold Park as 2 of the proposed sites are in the existing green gap and sit between the settlement boundary and Dunsfold Park. Policy HO2 should be tightened up to prevent developers using this as a route to secure planning consent. Applications should be for single dwellings only and for the named title owners of the land and it should be conditioned that they will also be the occupiers of the building post development for at least 3 years. The owners must have direct control over the design. This is not suitable in a characterful village of rural nature or in proximity to heritage assets where design and setting must be carefully controlled. Policy HO4 cannot require a dwelling to have a place for home working! I also think certain locations are better suited to smaller unit sizes than others. Same for retirement housing or family housing. Sites should be allocated for certain size of dwellings.</p>
<p>As detailed in the AECOM assessment, all proposed housing developments should provide for a high number of 2 or 3 bedroomed homes exceeding the Waverley SHMA recommendation. There should also be provision for houses suitable for the elderly residents of the village. Support for current and imminent applications developers should be kept to a minimum until the decision on the hoped for AONB designation has been made.</p>
<p>I strongly object to the inclusion of the Springfield site (HA5) on the list of Allocated Sites. Please see separate written submissions dated 2 October 2022.</p>
<p>Policy HO 1 relates to the allocation of houses to specific sites. The site allocations have been made in complete disregard of independent third party assessment by AECOM and WBC. Thus the inclusion of sites at Coombebury and Alehouse cannot be justified. The allocation of housing to Coombebury has been vigorously resisted by a large number of residents and indeed by the Parish Council and Waverley Borough Council. Given the conclusion regarding HO1 it is impossible to agree with the subsequent statements. The vision speaks of preservation of the historic rural character of Dunsfold. However, the development of the Coombebury site would result in increased urbanisation and build density on the north eastern flank of the village which is disproportionate to the scale of build across the village as a whole. Furthermore, the Parish Council has previously resisted development on the site and in 2016 stated that development at Gratton Chase was a 'once in a generation extension to the village'.</p>
<p>The proposed allocation of housing is seriously flawed in the process, inaccuracy and specifically the inclusion of just 10 houses for site HA5, Springfield, which is of little or no interest to the owners of the site when such a small number would leave the rest of the site useless. The inclusion of the site HA5, Coombebury is wrong in principle, as it disregards the submission of a petition in 2018 by 97 residents of the northern end of Dunsfold rejecting and further suburbanisation at this end of the village. Furthermore, this site is owned by a friend of one of the Parish Councillors on which the Councillor had influence over its inclusion in the plan, which will lead to 'strip development' at this end of the village when the Springfield site could easily accommodate and exceed the need for houses to meet the village housing plan for the foreseeable future.</p>
<p>Policy HO1 – The proposed site allocations are of too small a scale to deliver the required quantum of affordable housing. Only one site would cross the affordable housing threshold, delivering just 4 affordable units. Further, it is questionable as to whether the size of the proposed allocations could deliver a range of house types and sizes to meet the needs identified within the AECOM Housing Needs Assessment and as required by Policy HO4. Specifically, the AECOM report identified a need for smaller homes and in particular entry level homes given the 'extremely unaffordable' house prices in Dunsfold. These can best be provided as part of a larger development which is not currently provided for within the Neighbourhood Plan. Given the ongoing delays with the Dunsfold Aerodrome development this cannot be relied upon to address these immediate needs of the parish. Policy HO2 – Support the principle of self-build homes but question where these are to be provided given the tightly drawn settlement boundary, the restrictive wording of Policy PO2 and the small size of the proposed housing allocations.</p>



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<p>HO1 - The proposals made by the Steering Group are a nonsense. They have not listened to the village and acted in a contradictory manner in particular towards Coombebury. Unfortunately, I feel the whole process has been compromised from the beginning by self interest rather than doing the right thing for the village. How can Coombebury have 12 dwellings suggested when this site was rejected by Waverley Borough Council Eastern Planning Committee? Our Parish Council Chairman even spoke at the meeting to reject the site! Changing the number of dwellings proposed from 21 (which the developer wants) to 12 makes no sense. The arguments went far beyond the density of dwellings (though this is one issue). The Springfield site has only 10 dwellings on the Neighbourhood Plan, but the developer apparently wants 21 which would make far more sense. It is in a far more suitable location to extend the village and the plans provided so far look excellent and very much in keeping with the rural nature of the village.</p>
<p>Housing Allocations</p>
<p>I don't support the development of Coombebury for several reasons ('infill' of housing / loss of natural habitat and green space)</p>
<p>Housing Allocation HA5: Springfield 1. The scale and density criteria (DPSAP1) for site DNP20 is scored Red owing to the site capacity being for 32, however the site owner has submitted a planning application for the site including 21 homes. Notwithstanding this, the community feedback for 32 dwellings within site DNP20 is plainly positive, as highlighted in the table following paragraph 4.2 of the Dunsfold Parish Site Assessment. For the proposed 21 home development proposed, the DPSAP 1 (i) RAG should be yellow, and the DPSAP 1(ii) RAG should be green according to the assessment criteria quoted. Overall scale/density should therefore be green or yellow. 2. The location / coalescence criteria (DPSAP3) for Site DNP20 is scored as red, even though the site is excluded from the Green Gap Policy in the draft Neighbourhood Plan. DPSAP3(i) should be yellow, as the site is near the settlement boundary, and DPSAP 3(2) RAG should be green as the site is not identified as being within the Dunsfold and Dunsfold Park Green Gap. Overall Location and Coalescence should therefore be green or yellow. 3. The Natural Environment criteria (DPSAP4) for site DNP20 is scored red, even though the site has no wildlife or habitat designations within or associated with it and the site is contained on at least three sides with strong landscape boundaries. DPSAP 4(i) RAG should be green, and DPSAP 4(ii) should be green. The criteria for assessing DPSAP 4 are generally confused - it should be noted that Green Belts, AONB, and National Parks are not wildlife or habitat designations. 4. The Access and Highways criteria (DPSAP8) for site DNP20 is scored red, even though the submitted application for the site includes for at least one pedestrian link to the centre of the village, and the scale of the proposal will not significantly increase vehicular movements within and through the parish. The proposed development uses on the site are not reliant on HGVs. DPSAP 8(10 and (ii) should therefore be scored as yellow. Overall Access and Highways should therefore be yellow. 5. Housing Allocation HA5: Springfield is for 10 dwellings, and the proposed boundary for this allocation includes the 8 affordable homes already constructed. Even if the boundary or allocated number of dwellings does not include the affordable homes, 10 homes spread over the remaining 2 hectares of land is a chronic waste of land identified as being suitable for development.</p>
<p>HA5 is prominent on the approach to the village. A large development here is more akin to what we see in Cranleigh. It is not appropriate for Dunsfold. It also appears to be at odds with Policies ES02 and ES03. By comparison! HA1 and HA2 are appropriate and discrete locations which could comfortably take more houses.</p>
<p>Springfield is a concern. Encouraging further traffic along the Alfold Road should be avoided. Very poor road surface. Dangerous for pedestrians. Dangerous road junction at cricket green when verges uncut. Can waste water be managed adequately? The current dwellings are fine but additional would lead to creating an estate that is really outside of the ribbon development of the village.</p>



<p>HA1 & HA2 are in accordance with Objective ES4 and Policies ES02 & RS03 whereas HA5 is plainly not in accordance with these Objectives and Policy. HA1 has long been seen as an ideal central and convenient location for retirement housing for local people and could comfortably take six or seven units. HA2 is discretely located in the centre of the village and could comfortably take twenty units without making any detrimental visual impact on the rural nature of the village. HA5 was only ever promised by the Parish Council to take the existing eight units. The site is open to view when entering the village from Common House Road. A larger development here would severely harm the rural nature of this location - the sight of a large estate of houses obscuring the distant view of the Hascombe Hills would be entirely out of keeping with the rural nature of the village. It would be at odds with much of what is being sought by the Neighbourhood Plan and the Village Design Statement.</p>
<p>See separate letter submitted by Pearce Planning on behalf of Cognatum Estates</p>
<p>As a general point, the site allocation assessments are deeply flawed in a number of respects, and the apparent changes from the last site assessments presented to the village in March 2021 unexplained. None of the site specific policies, with the exception of over 55s accommodation (which is not elderly!), address the identified likely need for generally smaller homes. In fact, reducing the numbers of houses per site may encourage the converse to happen as developers seek a profit. HA1 - is inconsistent with the village's aspiration to be included in the AONB, owing to significant heritage assets. There are also significant question marks over the site's overall deliverability at the numbers proposed. There is no reason why the over 55s housing (which is not elderly) cannot be provided by e.g. Springfield if appropriate footpaths are also provided alongside the Alford Road to the junction with Dunsfold Common Road. HA2 - is inconsistent with Waverley Borough Council's rejection of development on the site IN PRINCIPLE. The manner in which the site appears to have ascended in popularity and the management of process/transparency at the Parish Council level surrounding this is extremely poor. The developer is currently appealing refusal for 21 units. Therefore the allocation of 12 units appears fanciful. This is an important site for the village's ecology, and development at this location presents a material risk of attempts for additional linear development up the Dunsfold Common Road (which, unlike the areas surrounding Springfield, is NOT protected by the proposed Green Gap policy). HA3 - the site ought to take into account the increased housing numbers proposed by the developer. HA4 - the site ought to take into account the decreased housing numbers proposed by the owner/developer. HA5 - I fully support this site's inclusion, particularly as it was the only site identified by AECOM and Waverley as being suitable for development. In my opinion, its use should be maximised and full development potential reflected in the Neighbourhood plan to help alleviate pressure away from sites like Alehouse and Coombebury. The presence of a Green Gap ought to contain/mitigate any attempts of additional development in this area. The amendments to the site allocation assessments, and indeed the Green Gap policy itself (piggy backing off the "coalescence" criteria) seem blatantly targeted towards scuppering sensible development on this site - which frankly, appears to be supported by large numbers of the voting village. Upsetting some people on the site allocations is inevitable, what matters is that the assessments are objective, properly reasoned/concluded and - if I don't agree with a site's inclusion - I can understand and accept why that conclusion has been made. At present the site assessments DO NOT DO THIS. The anger people from all areas of the village and risk the whole plan failing at referendum. The site assessments need to be revisited urgently. Independent assessment (re)done. A single measure of proposed density applied across the board (Waverly, Steering Group or developer assessment??) Any matters relying on subjective judgment must be FULLY DOCUMENTED AND REASONED and proper independent evidence acquired for any apparent statements of fact.</p>
<p>Please refer to my previous page replies. I cannot see how these allocations meet the NP vision and policies. They are not inside the settlement boundary (although Alehouse is close), not on brown field land (except Wetwood and Orchard) and not a single dwelling for an existing viable agricultural business.</p>
<p>Sites HA3, HA4 and HA5 are supported in principle but the number of dwellings to be constructed on HA3 and HA5 should be increased and HA4 should be reduced to one. HA1 and HA2 should be removed from the DNP housing allocation proposals. Please see accompanying letter for reasoning to support the above.</p>
<p>I strongly object to the inclusion of the Springfield site (HA5). Please see separate written submissions dated 2 October 2022.</p>
<p>All development could take place around Dunsfold Aerodrome where new facilities are going to be constructed taking away the need of any development happening around the village</p>
<p>As per the previous question, whilst we have no specific comments on the sites proposed for allocation we do question how their small size will deliver the required affordable housing, smaller homes and housing mix.</p>
<p>As per the previous question, whilst we have no specific comments on the sites proposed for allocation we do question how their small size will deliver the required affordable housing, smaller homes and housing mix.</p>



<p>Alehouse - no strong opinion though I understand there are some listed buildings around it. Coombebury - a ridiculous inclusion when it has already been rejected by the local residents and Waverley Borough Council Eastern Planning Committee. There should be no more building at the North end of the village as has been strongly urged by local residents via petition. The Neighbourhood Plan also mentions any site included will have evidence wastewater can be disposed of. I would like to know who advised the Steering Group on this point. Wetwood Farm - seems a sensible location to build and potentially I see no reason there could not be more dwellings if necessary. The Orchard - same comments as Wetwood Farm. Springfield - a very good location to build alongside the recently completed Miller Homes small development. What makes no sense to me is the Neighbourhood Plan suggests only 10 dwellings there. Why is this? The developer apparently wishes to build 21 and the plans look good with some lovely rural touches in keeping with a country village location.</p>
<p>Springfield has no connection to the village drainage system. Access to the village is dangerous with no footpath on a narrow road. Development would lose good agricultural land. The development is too close to the airfield and within the proposed 'green gap'</p>
<p>Springfield should have had more housing and Alehouse field no houses</p>
<p>HA1-this is a Conservation area site, surrounded by Listed properties. Access has to be bought from the Sun Inn and without a Developer this is a non commercial proposition. HA2- this site was rejected by WBC and DPC for 21 units. The developer Kitewood is appealing this decision and will not reduce their plans from 21 to 12 units. HA3- is very remote from the village, and the planning application was rejected by the PC. HA4 - the owner only wants to build 1 unit. HA5 - this is the only site approved by WBC. The owners want to develop another 21 units but the Steering Group has suggested a non commercial limit of 10 units.</p>
<p>Natural Environment</p>
<p>NE01: Why concentrate on bats? We have owls, badgers, amphibians, deer, etc but the policy seems to regard only bats.</p>
<p>Dunsfold lies in an area of very low light pollution - this should be recognised as a valuable characteristic and, indeed, that of a rural village and be preserved. There should be no street lighting.</p>
<p>Drainage a major problem in the village especially at Gratton Chase where I live which floods. This should be addressed before any development. Street lighting is not wanted or appropriate in this village</p>
<p>NE01 is not strong enough. This is extremely broad, all the way up to allowing "compensation" for significant harm to designated environmental assets. The whole point is that significant impact should be prevented altogether. More often than not, development (particularly housing) does not meet the threshold for "significant", so this element of NE01 seems likely to be redundant in most cases. I also query what specialist input has been acquired for these policies? (a) Development ought to protect AND ENHANCE habitats. What are the existing habitat networks and wildlife corridors in the parish? (b) seems to be a bit duplicative of (a). How likely is an ecology report to state an area is a "key feature" for bats? Is that a realistic threshold? (c) I think this ought to state a significant preference for natural boundaries and not fences/high kerbstones. (d) I agree with achieving a net gain - but this conflicts with the rest of the policy see above. Where has the reference to "stepping stones" come from? Can this say something of encouraging natural features and wildlife ponds (e.g. at Gratton), retaining existing landscaping for its ecological benefits (NE02 refers to more visual factors). Overall this policy mentions bats but otherwise speaks in very vague terms of any other environmental assets. I don't think this is strong or specific enough to help potential developers make better decisions. NE02 - similar concern about allowing compensation for significant harm, yet in the next part saying "detrimental impact on landscape character will not be permitted". This is inconsistent. Significant harm ought to be a red flag to not allow development. This needs to be specific about what is "irreplaceable habitat" - ancient woodland is arguably one. NE03 - what is a "more vulnerable use class". This policy seems about human water management as opposed to wildlife habitats, so there is some conflict/confusion with the ecological policies above. NE04 - completely agree, but i think this also needs IN THE POLICY WORDING (not just the explanation/guidance) to address light spill from windows, particularly along houses lining the Common - this has a visual effect as well as impacting night time habitat. NE05 - how can development "reduce noise" and the text in 6.19 - what does this mean?? Clearly something is in mind here but this seems cryptic.</p>
<p>Because of the rural nature of the village, noise and light pollution should be kept to an absolute minimum.</p>
<p>I support the intentions of Policy NE01 and in fact suggest that this might be re-expressed to signal support for development proposals that achieve all of points a) b) c) and d). Similarly, I agree with Policy NE02 and suggest that proposals that enhance the Parish's landscape character and in particular enhance woodland management practices to increase biodiversity should be supported. I detect there is a slight assumption in the wording of the Policy that landscape and development are considered separate entities. The Plan should</p>



<p>also support proposals where its objectives can be achieved through the careful integration of buildings and landscape in a manner that promotes innovative design. Again, for NEO3, development proposals should be afforded additional support where sustainable drainage features are incorporated into the scheme and integrated with building and landscaping to promote innovative design.</p>
<p>Policy NE02 – we support the aim of Policy NE02 in terms of the need to protect important trees, woodland and hedgerows. The final paragraph however should reflect the wording of Policy RE3 of the Waverley Local Plan which requires new development to ‘respect and where appropriate enhance the distinctive character of the landscape in which it is located’. Policy NE04 – The second paragraph should be amended to refer to ‘significant’ light polluting impacts as all new development could otherwise be prevented by this policy.</p>
<p>Policy NE02 – we support the aim of Policy NE02 in terms of the need to protect important trees, woodland and hedgerows. The final paragraph however should reflect the wording of Policy RE3 of the Waverley Local Plan which requires new development to ‘respect and where appropriate enhance the distinctive character of the landscape in which it is located’. Policy NE04 – The second paragraph should be amended to refer to ‘significant’ light polluting impacts as all new development could otherwise be prevented by this policy.</p>
<p>NE01 - this policy has been ignored as regards the Coombebury site. How including this site on the Neighbourhood Plan could possibly comply with this policy is beyond me. It is all well and good ticking the environmental box but you have to back it up with action, this has not been done despite repeated issues raised by residents. NE02 - recently planted trees from an EU Grant, beautiful wild hedgerows with many birds nesting, Ancient Woodland on the border, Deers, Frogs, Great Crested Newt, Owls and numerous other species will be adversely impacted by the Coombebury development. Carbon Emissions are far greater from young trees cut down in the open where there are no other trees around them to absorb the Carbon (such as a forest). Coombebury has over 50 young trees which will presumably all get cut down. NE03 - the Coombebury site does not comply with any of these points and is unlikely to unless something significant changes. It has the potential to cause problems for both Gratton Chase and Nugent Close. The infrastructure is not in place and no guarantees can be given that this will change. Thames Water are in the village seemingly weekly in the winter time and when there is heavy rainfall this development will increase the stress on an already buckling system.</p>
<p>There is already a creeping increase in urbanisation of the “dark countryside” by the lighting up of gardens eg Wintershall, gate lights at Barbins, garden light in The Sun garden.</p>
<p>Environment, Sustainability and Design</p>
<p>ES09: I would strongly suggest that there are many more views of strategic visual importance than Footpath 288 and bridleway 545. The view all along Dunsfold Common Road is an obvious example, including potential visual impact of the potential Coombebury development.</p>
<p>Very obviously the proposed further development of the Springfield site, which lies at the edge of Dunsfold Village, is at odds with policy ES02 which states that 'housing densities will reduce towards the edge of the village settlement'. Plainly this site cannot be included as one of the proposed sites for development.</p>
<p>The visual character of the village should override such things as solar panels on roofs and edgy 'sustainable' design.</p>
<p>The traditional beauty of the village should be more important than eyesore developments such as solar panels buildings of jarring design etc</p>
<p>I am assuming that the scoring above is "On a scale of 1 to 5 (with 1 being “strongly disagree” and 5 being “strongly agree”)". ES01 - i agree with the sentiment, but this seems duplicative/vague as to design (referring twice to the design statement). There is also duplication with ES02 and protecting and enhancing character, and emphasis on development "on the edge of the village" - what does on the edge mean? also the reference to the design statement ES02 - see above on duplication. Housing densities are not already reduced towards the "edge" of the village, that seems an arbitrary inclusion and increases the number of developments needed to deliver the required housing supply figures. ES03 - additional duplication on the design statement reference. Also a reference to the design statement being reviewed - when is that happening, why is that not mentioned elsewhere? ES04 - agree, no material comments ES05 - agree with the sentiment. I note this includes common land, which is a significant character feature of the village. This policy should explicitly refer to policies and guidance for common land. The policy text in 7.11 mentions "larger scale" development - what does this mean relative to the proposed housing allocation sites)? ES06 - I agree but this is all rather vague and confusing - what does "natural surveillance" and "defensible space" actually mean in practice? ES07 this is not strong enough, and is inconsistent with paragraph 7.13 below it. It is unclear how a requirement for preserving and enhancing listed building assets can possibly be compatible with weighing (potentially substantial) harm against public benefit, and how such harms or "public benefit" is to be properly identified</p>



<p>and measured. This is particularly important for sites such as Alehouse - there is nothing to prevent provision of "over 55s" housing in another of the proposed housing allocation sites. ES08 I completely agree with the principles but I understand from other parish experiences that achieving any kind of sustainability criteria in a neighbourhood plan is extremely difficult. I would like to understand how likely it is that this criteria will survive Inspector examination. ES09 - It is really not clear how these two locations have been selected above and beyond other views in the parish. In particular, the route from the Dunsfold Common Road to High Loxley (behind Coombebury farm) ought to be a strong candidate on any of the measures identified in 7.16. Dunsfold Common/Green should be included as a Local Green Space to highlight its importance as a matter of planning policy (not just the law/policy for the protection of common land. It is inconsistent with other local plans to not do this and it is not clear what any "loss" could be from not designating it). References to AGLV/AONB ought to be updated.</p>
<p>No development should be permitted if it would cause any (not substantial) detrimental harm to the character, setting or historic nature and use of a heritage asset. NPPF states that consent should not be granted if the benefits do not outweigh the harm. It is not possible to change damage to historic assets and their setting once it is done so protection and prevention is essential.</p>
<p>The proposed housing allocation as detailed in the DNP is at variance with these policies: an example is housing on Alehouse Field does not, in my view, support Policy ES07. All new development sites should have adequate provision for cars (unlike Grattons Chase) and there should be more village car parks. Each year, the village increasingly suffers from the visual impact of cars either parked on tracks across and/or around the common land. Due to the lack of public transport, it is not unreasonable to expect each household to have at least two cars.</p>
<p>I support the intentions of these four policies. However, I am concerned about the frequent references to the Dunsfold Village Design Statement which is now over twenty years old. I would prefer for these references to anticipate the preparation of new design guidance for the Parish that better reflects the encouragement of innovative and unique approaches to design, as expressed in the National Planning Policy Framework, in section 12 – Achieving Well Designed Places. The Village Design Statement of course was published more than ten years before the very first version of the NPPF appeared, but nevertheless the current version of the NPPF para 127 recognises the important role that neighbourhood groups can have in identifying the special qualities of their area and ensuring that these are reflected in new developments. I suggest this can most appropriately be achieved through the policies of this Neighbourhood Plan and any subsequent design guidance, to which I will be pleased to contribute. Para 130c) in particular advises ‘Policies and decisions should ensure developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change’ And 130f) ‘Developments create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users’ The VDS belongs to a different plan making regime altogether, and while it can serve as useful historical element of the NP’s Evidence Base, it should not be referred to in the policies of the new Neighbourhood Plan. However, I am pleased to see, and strongly support Policy ES03 where it states that pending a review of the VDS, the policies of the Neighbourhood Plan will take precedence In my view they are much more reflective of attitudes towards contemporary design and what it should be achieving.</p>
<p>Solar panels should be required rather than a “nice to have” on newbuilds</p>
<p>Employment and Business Support</p>
<p>These policies need to address the recent interest in agricultural developments in the area, including "ancillary accommodation". In my view that is as important as equestrian facilities. Dunsfold needs to form a view on what is and is not acceptable. EB03 - generally agree, but can this be qualified to need to balance any visual/landscape impacts (e.g. Hascombe mobile phone mast)? Cables should be underground to future proof against disruption.</p>
<p>EB01 - new employment should be focussed on employment in Dunsfold Park. Policies should enhance and protect existing agricultural and community businesses and their facilities. EBo2 - this should be supported but there needs to be clear policies on temporary structures and not allow these to become permanent and therefore potential for future development/replacement.</p>
<p>I suggest that developments generating local employment should be supported by the Plan if they improve sustainability especially in the manner described by points a) b) and c).</p>



Transport and Getting Around
<p>The plan quotes statistics regarding support for reducing the speed limit within Dunsfold to 30mph. As I understand it, this would mean the installation of street lighting to which many have objected. These two factors seem to be at odds.</p>
<p>I am assuming that the scoring above is "On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree")".</p>
<p>TG01 - many people drive like lunatics through the village and surrounding area. This needs to stop and firmly back this policy. TG02 - this policy is a good idea and would improve the village. TG03 - this is good in theory but most new developments are not built with sufficient parking for each house and the proposals for Coombebury are a prime example of this. A garage is not a parking space in modern Britain. Therefore, we get cars parked all over the roads and we will end up looking like any town or City. Electric charging is a good idea and I support this. TG04 - the bus service here is a joke, hardly anyone uses it except students and the odd senior citizen. The majority use cars and I don't see how an improved bus service is sustainable.</p>
<p>The extension of the speed limit of 40 mph along The Chiddingfold Road is long over due. It is almost impossible to walk here now. HGV's coming from Chiddingfold along this road need to be stopped, particularly when construction work for Dunsfold Park begins. Weight restrictions are to be introduced along Markwick Lane which will force more A3 bound traffic through Dunsfold to Chiddingfold/A283. Weight restrictions should be imposed to stop HGV's crossing Loxley Bridge at the bottom of Wrotham Hill and the other 2 small bridges in Pickhurst Lane or White Beech on this route.</p>
Recreation, Leisure and Well-Being
<p>Why is it not appropriate to list Winn Hall and the KGV & recreation ground / children's play area as assets of Community Value ? You mention that they're charities but don't explain why this excludes ACV status.</p>
<p>Community and leisure facilities must be for local use only.</p>
<p>I am assuming that the scoring above is "On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree")". RL02 - should be removed. The Plan should not stipulate specific ACVs in the village - I am firmly in favour of retaining the Parish Council's overall discretion as to whether to seek / maintain ACV status in a given case. The bar for ACV status is extremely low. This policy is an unsupported fetter on the community's discretion. There is also no evidence provided to support its inclusion in the plan. ACV status (or not) is NOT A PLANNING MATTER, just a right for the community to bid for an asset - it is inappropriate to use a planning policy to cross pollinate decisions/discretion on non-planning matters. Paragraph 10.13 is inappropriate for similar reasons.</p>
<p>The village shop, post office and pub are extremely valuable assets and every effort should be made to pursue their designation as Assets of Community Value.</p>
<p>I fully support the objectives of Policy RLO1 and in particular its efforts to improve the well-being of Dunsfold residents by supporting development proposals that comprise the provision of new or extended community and leisure facilities within the Parish. There may be opportunities for schemes to come forward through private sector initiatives and these will be more effective if local community engagement is undertaken at an early stage, in the manner anticipated by para 126 of the NPPF 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.' And in para 132 of the NPPF 'Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.'</p>
Infrastructure and Delivery
<p>While we probably need a mobile phone mast, I feel the condition "sensitive to the landscape" isn't strong enough</p>
<p>I am assuming that the scoring above is "On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree")". ID01 - this ought to reference community allotment provision/communal growing spaces please. Can this also include sewage upgrades? ID02 - agree in principle, but is this policy deliverable? Has the surgery indicated willingness to reinstate Dunsfold? ID03 - i think this needs to tie in with previous policies on communications. ID04/05/06 - ditto for ID03 ID07 - this plan ought to address the increased potential interest in oil & gas exploration in the village. This is a crucial issue for the community and the plan is eerily silent.</p>



IDO2 - I think it is a great idea but I suspect it will be unviable.
IDO1 and IDO6 - I don't see how the Coombebury proposal meets these policies.
More renewable energy should be required on new houses. The Dunsfold GP has informed me that the Dunsfold surgery will never re-open. Where will the new mobile phone masts be located. This needs to be shown in the plan
Infrastructure Projects
Make use of the old school and field for the community
No
Allotments/community grow space. Additional bus stop along Alfold Road opposite Miller Lane. Path/pavement between Miller lane and the pub. Sensitive expansion of car parking/electric charging facilities in the village. Winn Hall - increasing energy efficiency. Renovation of the red phone box and creation of a mini library. Wildflower patches in selected areas of the common. Sewage improvements. Water butts in every home to harness rainwater.
Sewage and waste water improvements Improvements to wildlife and heritage Improvements to footpaths and low level lighting Upkeep of playing areas and community facilities
Sort out the waste water, mobile signals, and high speed broadband for the village.
Further Solar farms, and grants for local households
Any Other Comments
I would like to point out again the ludicrous nature of demanding that a village increase its dwelling capacity by 25%. Aside from putting the village under huge,unrealistic and unpleasant pressure to potentially change its character, this paves the way for further preposterous increases after 2032.
There are conflicting published deadlines for feedback, ie September 19th and October 3rd. We were told at the meeting that October 3rd was the deadline and this is what we assume is correct.
Resist at all costs any further pressure from Waverley for more residential development. It should be recognised that Dunsfold has done its bit with the development of Dunsfold Park.
Please don't destroy our beautiful village
see separate letter submitted by Pearce Planning on behalf of Cognatum Estates
Overall the draft plan contains some good and sensible policy suggestions - but these do not go far enough, are in a number of cases vague/contradictory and sometimes lack any clear evidential basis. The site allocations are particularly problematic. I also support a number of other consultation responses that additionally highlight the lack of transparency, oversight and record keeping that have damaged wider confidence in the neighbourhood plan process to those who have taken a care to observe closer. The key priority must now be to revisit the site allocations with independent input from experts and Waverley. Compromise will not be achieved by scattering selected sites around the village, in densities that can't be guaranteed by the plan. The current trajectory of this draft plan risks failure at wider village referendum.
Please see my comments on page 1. I fail to see how the housing policy and site allocations meet the policies in the plan. I think generally the plan is strong with good policies but the site allocations open the Council up to challenge as the site selection criteria are unknown, inconsistent and contradictory to the vision and policies. I fully appreciate the Parish Council have a difficult and unenviable task of trying to please everyone but in order for the plan to be defensible, I would expect to see: 1. Clear vision and aims 2. Clear policies that ensure the vision and aims are upheld 3. Required infrastructure requirements 4. The designated neighbourhood area For the policies I would expect to see: 1. Natural environment - enhance and protect the rural character including wildlife, green spaces, trees, green buffers 2. Historic environment - preserve and protect heritage assets and their setting 3. Community Facilities - require these or contributions to existing ones based on housing numbers - creche, school, shop, pub, play areas etc 4. Housing - need and numbers and possible site allocations 5. Employment - need and numbers. Protect existing employment 6. Design - protect and enhance the village and historic character of the village 7. Local green space designations 8. Transport - cycleways, footpaths, cycle parking, bus routes and stops, public transport need and capacity For each of these I would expect to see demonstration of compliance with the basic conditions: 1. Regard to national planning policy 2. Contribution to sustainable development 3. Conformity with the local plan and development plan 4. Compatible with EU obligations where still appropriate 5. Not infringing with human rights
In the context of the selected housing allocations, it is seriously flawed, out of date and against the wishes of a significant number of residents. It is not fit for purpose.



I think it is a great initiative and gets my full support.
I am baffled and very disappointed by the plan. I do not think the sites have been proposed with the right considerations taken into account. Coombebury should not be on there and Springfield should allow for over twice the number of dwellings. Some of the other points in the plan are excellent, but the above proposals totally undermine this.
There should be more houses on Alehouse Field for older villagers - the Housing Needs Survey identified a need for such housing and the site is perfectly situated
More housing at Springfield and non at Alehouse Field



Appendix I: Regulation 14 Draft Plan: Written Submissions

Appendix I: Regulation 14 Draft Plan: Written Submissions

Sent to:- xxxxx@btconnect.com

For inclusion in the Regulation 14 Draft Neighbourhood Plan Consultation comments – from Sarah Ground 14.09.2022

The Draft Neighbourhood Plan, the inexplicable inclusion of Alehouse Field for housing development, and the damaging effect of that on Dunsfold's application for AONB protection for the whole village.

Alehouse Field:-

- It is a very small, enclosed site in the middle of the village
- It is outside the village settlement – presumption against development
- It is Conservation Area protected land - 'no go' area for development
- It is also protected AGLV land and is to be treated under the Waverley Local Plan Policy as though it were AONB
- It is very closely surrounded by 6 listed buildings, some being amongst the oldest in the village which should be protected
- It has no proper access, but would depend on access over pub land, and then access over a Waverley Conservation Area and footpath
- The cost of building 4 dwellings on this site given the costs of site purchase, purchase and creation of private access, if allowed, Waverley's large charges for access over its Conservation Area footpaths for vehicular access and CIL would put the cost way above the reach of the average purchaser for this size of house
- It is very likely to be impossible to limit the sale to local people or those of a certain age
- There is no evidence whatsoever that for this site "Technical work has been undertaken to ensure that the sites allocated for housing are suitable, achievable (financially viable)" as the Neighbourhood Plan must show
- It has been the subject of several previous planning refusals including refusal by the Planning Inspectorate which apparently have not been taken into account (see below)
- **This would damage the prospect of getting AONB status for the whole village**
- **Development on this site is against the Draft Neighbourhood Plan's own planning policies and Heritage policy**

The inclusion of Alehouse Field for housing in the Draft Neighbourhood Plan is inexplicable given the above. The Neighbourhood Plan Steering Group **refused to correct the obvious omission of the previous planning history of planning refusals** in the background/supporting papers, even when it was pointed out to them. This is very worrying and may well be partly the reason why Alehouse Field has not been given its due and correct **RED** protection in the Plan as its history and heritage protections have **clearly not been properly taken into account.**

The proposal is apparently to create access for Alehouse Field onto the pub land and then over the Conservation Area surrounding the village pub, including the footpath Oak Tree Lane, the Common and War Memorial, all owned by Waverley. This area was selected by Waverley in 2017 to feature on the front cover of its Conservation Area Appraisal document of Dunsfold to highlight that this Conservation Area was being extended to include the common in this important part of the village. Hopefully the Neighbourhood Plan team are aware of this. See front cover below.

This is extremely worrying for the future of the whole village and it's great desire to keep its unique character unchanged, as is mentioned in the first sentence of the Neighbourhood Plan, **particularly in the light of its desire to have AONB status.** The inclusion of Alehouse Field in the Neighbourhood Plan and the impact of any development would obviously **undermine the village's whole AONB case,** since it shows the lack of Parish Council intention or resolve to protect Conservation Areas and heritage assets and their settings.

It would seem that Alehouse Field's inclusion for housing development in the draft Plan is on **someone's wish list,** for whatever reason, and in reality has no sensible basis or justification under the applicable policies. **It is against the National and Local Plan policies and the Draft Neighbourhood Plan's heritage and planning policies themselves. There is no evidence that this has been properly and rationally thought through at any time during the 5 years of the preparation of the Draft Neighbourhood Plan.**

Sadly, you have to come to the conclusion that the inclusion of Alehouse Field, and other sites with issues which have not been properly taken into account, underlines the unsound and flawed nature of the Draft Neighbourhood Plan Allocation of Sites - with its knock-on detrimental effect on the village's desire for AONB status. The village 'consultations' have not alerted the villagers to this considerable worry for the future of the village.

xxxxx14.09.2022.



Adopted 25 April 2017

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xxxx
xxxx D

Dunstable Parish Council
Unit 3, The Orchard
Chiddingfold Road
Chiddingfold,
GU8 4PB.

2 October 2022

Feedback on the Dunstable Neighbourhood Plan

The lengthy and time consuming process to prepare the draft Dunstable Neighbourhood Plan (DNP) is appreciated but I should stress that it has not been widely publicised, hard copy of the Neighbourhood Plan has not been readily available as claimed and the public exhibition was held on only two days, both being during the summer holiday period. Therefore, efforts under Regulation 14 Public Consultation to get the content of the DNP widely circulated will significantly limit the opportunity for a comprehensive considered response from those who will be directly affected by the final decision.

In addition to completing the consultation survey to the best of my ability, and given the limited opportunity to respond meaningfully by its somewhat rigid format, I am writing this letter to supplement the completed form and to focus on what I see as the key issues of the DNP.

- a) Dunstable Parish Council (DPC) acknowledges that seeking AONB status is important to the village. However, the lack of sensitivity in the DNP by, for example, proposing development of HA1 (Alehouse Field) - which is surrounded by 6 listed building - does nothing to support the importance of a successful designation to AONB status.
- b) The principle of a strategic gap between the village and Dunstable Park is welcome but there is an absence of analysis to support its boundary parameter.
- c) Section 5 of the Plan dated July 22, subsection 5.6, states that technical works have been undertaken to ensure that the sites allocated for housing are achievable/financially viable and available. However, DPC's proposed site assessments lack explanation/reasoning and are notably at variance with the independent assessment carried out by AECOM in 2018.

The proposed allocation of housing within Dunstable is of great importance to everyone in the village but the specific detail of the proposals is neither readily obvious in the documentation provided nor in the Consultation Survey feedback form.

Dealing with each proposal, I make the following comments:

1. HA1 Alehouse Field: This site has no direct access, is within the Conservation area and there are six listed properties surrounding it. The

original development proposal for 11 town houses was opposed by many village residents and the developer abandoned this project. The Steering Group (SG) have suggested 4 dwellings on this site but, bearing in mind the cost of both the land and securing access, it is highly questionable that such a limited development would be financially viable for any developer. **It should not be included in the DNP.**

2. HA2 Coombebury: This site is outside the northern settlement boundary. In 2018, the AECOM assessment of this site was amber and in November 2020 it was rejected in WBC's Land Availability assessment. By including this site in the DNP, the Parish Council has failed to take into account both the resounding refusal by Waverley Borough Council of the planning application for this site and the objections of more than 90 members of the public and other organisations. Furthermore, the inexplicable inclusion in the NP proposals for 12 houses on this site simply weakens WBC's argument for refusing planning permission at the forthcoming appeal. Additionally, when the Grattons Chase development was approved, it was on the understanding there would be no further development as this area already has a high density of housing. To propose 12 houses within the DNP is a betrayal of the assurance previously given. **This site should not be included in the DNP.**
3. HA3 Wetwood Farm: This area is a disused chicken farm which urgently needs to be redeveloped. A development of a total of 12 dwellings would have little impact on the village centre or the AONB application and the final density would be below the 15dph ceiling. **It was approved by the SG and should be included in the DNP proposals.**
4. HA4 The Orchard: The site owner of this semi industrial site is only interested in one dwelling for himself so the DNP proposal for 2 dwellings should be challenged.
5. HA5 Springfield: In 2018, of the 20 sites assessed in the AECOM Report, this site (referred to as DNP20) was considered suitable for construction of 32 dwellings. Eight affordable units have already been built and the owner's proposal to add a further 21 houses with provision for other community amenities such as allotments should be embraced, particularly as the PC acknowledge the non-clay content of the soil. This site has WBC approval, would provide valuable amenities for the benefit of the village and would be a significant contribution to the overall housing requirement. For the DNP to attribute only 10 houses to this site becomes less financially viable for any developer and an under utilisation of an appropriate development site.

DPC should readdress the site allocations as detailed in the DNP and amend their proposals to take account of the application for AONB designation, the preservation of the Conservation Area, the retaining of the existing northern Settlement Boundary, the existing high density level at the north of the village and the questionable financial viability of the Springfield proposals as stated in the DNP.

A viable proposal – such as 21 houses for Springfield, 7 for Wetwood and 1 at The Orchard would almost meet the full housing requirement of 32 houses by 2032 and allay the concerns raised by many village residents over recent years.

I must stress that the lack of availability of hard copy of the Neighbourhood Plan will inevitably restrict the involvement of those villagers who are not particularly computer literate and the consultation response form assumes full knowledge and understanding of all policy issues. This is not realistic and responses received will therefore be highly selective and not representative of the village population as a whole.

Yours truly

xxxxx xxxxxx

Dunsfold Neighbourhood Plan.

I have followed the development of this Draft Plan for some years, and although most of the processes followed appear to be acceptable, the outcome I believe is totally unsatisfactory.

Section 5 of the Plan dated July 2022, subsection 5.6 states that technical works have been undertaken to ensure that the sites allocated for housing are achievable (that they are financially viable) and available (that the owners are willing to bring the site forward for the dwellings stated). In my view the Steering Group has failed to maintain the required standard on all the sites selected, and in particular with regard to the housing numbers.

In practical terms the list of selected sites and the allocated dwelling numbers represents a “wish list” that does not meet the objectives detailed in 5.6. I will need to detail the problems in site order:-

HA1 Alehouse Field.

This site is situated in the Conservation Area, with 6 listed properties surrounding it. There is no direct access to this field, and the Developer who originally showed some interest, was having to buy access through the curtilage of the Sun Inn. The original proposals for this development were for 11 town houses. This was opposed by many of the village residents, and it appears that the Developer has abandoned this project. The Steering Group have suggested 4 dwellings which is totally at odds with the original proposal, and is unrealistic in the face of the costs to buy the site and access. **This site should not have been listed.**

HA2 Coomberry Farm.

This site is already subject to a Planning Application from the Developer Kitewood. That application was rejected by the Parish Council, Waverly Borough Council, and many objections were made from Dunsfold residents.

The Developer was proposing to construct 21 dwellings in a format that was totally alien to the rural nature of the site, with the houses grouped in the middle with the central area occupied by fencing.

Many of the objections suggested that a reduction in site density, and a more sensitive approach to the layout of some 12 dwellings would make a more acceptable development. This number 12 has been selected by the Steering Group in the hope that Kitewood would accept this proposal.

Unfortunately Kitewood have ignored the Residents suggestions and have appealed the original Planning Application to develop 21 dwellings on this site.

Clearly again the “Wish List” of the Steering Group has failed the objectives laid down in Section 5.6, and **the site should not have been included in the Selection list.**

HA3 Wetwood Farm.

This is a disused chicken farm which urgently needs to be redeveloped. The owners already have approval for 5 dwellings and have recently applied to extend the development to 12 dwellings. This increased balance of 7 has been included in the Steering Group shortlist.

Unfortunately the Parish Council elected to disapprove this application, without making it clear what the objection was.

Again how can the Steering Group include a site that its own Council is opposed to.

The only question I have is related to the distance this site is from the village and that there is no foul water system in operation by Thames Water for this area.

HA4 The Orchard.

This is a semi industrial estate with manufacturing, storage, and office facilities. The Steering Group seem to think it can accommodate 2 dwellings, when the owner of the site is clearly only interested in 1 dwelling for himself.

Again the Steering Group has put forward a non commercial proposition.

HA5 Springfield.

Interestingly this is the only site proposed that has WBC approval. There are already 8 affordable units on the site, and the owners of the site would like to extend the build options and in addition provide a number of Community amenities.

Regardless of this background, the steering Group was persuaded to restrict the potential increase to 10 dwellings.

This is totally out of line with the commercial interests of the owners, and they have correctly countered with a Planning Application for 21 further units. This application should be endorsed by the Parish Council in a positive way.

In summary, my view is that the site and dwellings list should be amended to :-

HA3 Wetwood Farm -7 dwellings.

HA4 The Orchard – 1 dwelling.

HA5 Springfield – 21 dwellings.

Making a total of 29 towards the expectation of 32. The balance could well come from windfall sites or further Planning Applications following the acceptance of this Neighbourhood Plan. However there is one overriding issue that all developments in this village have to accommodate, and that is the failure of Thames Water to provide a satisfactory long term solution to the pumping of foul water. Until that is solved WBC and the Parish Council should abstain from Planning Application approvals.

I hope this report has clarified my position on the sites proposed and how they should be modified if the Neighbourhood Plan has any chance of being accepted by the Dunsfold Community.

XXXX XXXX

XXXX XXXX

XXXX XXXX XXXX

XXXX

DRAFT NEIGHBOURHOOD PLAN RESPONSE.

XXXX XXXX XXXX XXXX

We appreciate the work that DPC and Steering Group have put in to devising the draft Neighbourhood Plan. Within the obvious limitations with which you are working, we recognise your efforts to attempt to protect the unique nature of our village.

However, we remain totally baffled about the selection of preferred development sites. Having attended many DPC meetings over the past two years, scrutinised the DPC and SG minutes and written to your officers and councillors requesting formal responses to strategic changes to your plans, the logic of your proposed route forward seems no clearer. At council meetings, and outside, people are reminded that the target figure of 100 houses is only a minimum. The phrase “look at Alfold and what has happened there” is often quoted inside and outside DPC meetings as a warning of what might occur here. Yet the decision to recommend the Coombebury site effectively opens the door to further development on the the north east side of Dunsfold Common Road. That’s not just our opinion. It has been the established view of DPC for, at least, the past 15 years. (WA/2020/1728)

One of the issues we have raised without gaining any response from DPC is how and why all those years of council planning policy, to ensure the development border remained at Gratton Chase, suddenly evaporated? We can’t find any debate about it in the minutes of DPC meetings. There has been no attempt to explain the dramatic reversal of policy to the people of Dunsfold. Indeed, when the people were consulted by AECOM and asked for their views on future development sites, the development of the Coombebury site, and others in this area, was unwanted. Yet AECOM left the scene, Nexus were brought onboard as advisers, and the feedback from those public meetings evaporated.

The planning application by Kitewood to build 21 houses on the site known as Coombebury prompted 90 objections and was called in by Waverley councillor John Gray. In their letter of objection in April 2021, DPC’s opening position was one of refusal on the grounds that “the site is situated outside the current village settlement and the development will have a negative impact on the built form of the settlement. Further, as explained in the current Local Plan, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. Residents have already expressed their concern that, if allowed, this proposal will encourage further development to the north and east of this site. Such concerns have been enhanced by land agents contacting residents using this application to encourage the sale of such lands for development. It is imperative that such concerns are shown to be baseless.”

Those are sentiments many villagers totally agreed with. Yet later in the DPC letter of objection the tone becomes conciliatory including phrases such as: “If the planning authority considers that this site is suitable the parish council would wish that the scheme is redesigned so as to reduce its density, perhaps to no more than 12 dwellings.”

Thankfully when the Waverley BC Planning Committee (Eastern Division) discussed the Kitewood application one of the key issues was the impact on Dunsfold if the development boundary was moved. It was highlighted how the change in boundary would open the door, not just to Kitewood, but other aggressive developers ready to exploit this change and chase planning permission for other fields along Dunsfold Common Road. As DPC are aware this is the domino effect they had always previously opposed and is a situation that is developing now.

Two Waverley Councillors spoke persuasively against the Kitewood application. Dunsfold's John Gray and Kevin Deanus from Alfold. Steven Haywood, the Chairman of DPC, also spoke, ostensibly in objection. But his position was undermined by his inability to utter the words "object" or "objection" and his summing-up was: "If properly considered our village could benefit from a new, vibrant addition to the community." Many villagers were shocked and dismayed by his words but, in a sense, they didn't matter. The Kitewood application was resoundingly defeated 10-3.

Then, just seven days later, in the immediate aftermath of an apparent victory for the village of Dunsfold and our established planning principles, DPC included the Coombebury site in the draft NP, this time for 12 houses. Nobody from DPC has explained in public sessions of council meetings, and there is no minute of discussions, to explain their decision to insert into the NP a site they had officially objected to and which had been rejected by Waverley BC. It is our belief, given the planning history and decision of the Waverley hearing, that the Coombebury site should be removed from the draft NP. Its presence in the plan is being actively cited by Kitewood in their appeal for permission to build 21 houses there.

The north of Dunsfold already has the densest levels of housing and population. We were signatories to a petition signed by 97 residents in March 2018 in the wake of the decision to develop Gratton Chase. The wording of the petition was: "We, the undersigned, object to the disproportionate amount of housing which is proposed for the north end of the village due to more suitable central sites being available, particularly site number 788 (Springfield). It is felt that the established Griggs Meadow and Windways settlements, together with the proposed site 747 (Gratton Chase) are enough without expansion into what will become an outlying suburban estate and ruining the nature of our village."

At the time that permission was granted for Gratton Chase, DPC described it as "a once in a generation extension to the village." In fact, in response to Waverley BC to a planning application for the site known as Chennels field (WA/2021/03081), DPC's letter of objection stated: "As part of our preparation for the Neighbourhood Plan the Parish Council received a petition from residents living in the north of the village opposing any further residential development in this part of the village. The number of objections already made in respect of this application verifies the strong opposition by current residents. Approving this application, despite the planning policies in the Local Plan and the strength of residents' opposition, would constitute a failure of democratic engagement."

DPC warned Waverley of a "failure of democratic engagement". Yet that is exactly where DPC are taking the village now with regards to the draft NP. And we are not alone in believing the draft NP has become an issue of trust with our parish council. You will be aware that on the back of the Kitewood application and impending appeal, the owners of the main Coombebury site have reached an agreement to sell their property for development and the McAllister family, owners of the Chennels field, have an appeal in November in their attempt to gain permission to erect five self-build houses there. The dangers of the domino effect are plainly evident. As Councillor Kevin Deanus said at the Waverley planning committee hearing on October 13, 2021 when the Kitewood plan was rejected: "There is a reason we have development borders and if you start moving this one they'll be building all the way to Hascombe." Perhaps a case of hyperbole within a debate but it focused minds on what was at stake and, given Mr Deanus is from Alfold, he knows all about the planning dangers we are facing.

Running between Coombebury Cottage and the Chennels field is the ancient footpath which climbs to High Loxley Farm. In the current review to decide whether Dunsfold merits AONB status this has been one of the areas most cited and photographed by the public as to why the enhanced status should be achieved, perhaps by the summer of 2023. Waverley's Local Plan (Policy RE3) requests that areas likely to be included in the AONB should be respected. On an AONB webinar that we attended with at least one senior officer of DPC, it was clearly stated that building developments would categorically undermine the case for AONB status.

In our opinion, the heritage value of properties surrounding the Alehouse Field site and situation within the conservation area, means it can not be realistically seen as a development site within the draft NP. Just as the petition stated back in 2018, it is our belief that the bulk of the required houses should be built on the Springfield site. Given the reported willingness of the land owner to deliver both numbers and specific types of property, Springfield would positively resolve many, if not all, of the issues we are currently wrestling with. We believe that would be a fairer approach to the next NP and urge DPC to take it onboard.

Dunsfold Parish Council
Unit 3, The Orchard
Chiddingfold Road
Dunsfold
GU8 4PB

2 October 2022

Dear Sir or Madam

I set out below my response to the Regulation 14 consultation on the draft Dunsfold Neighbourhood Plan dated July 2022 (the “**Draft DNP**”).

THE SPRINGFIELD SITE SHOULD NOT BE ALLOCATED FOR THE BUILDING OF ANY NEW DWELLINGS

1. For the reasons given below, the Springfield site, identified as HA5 in the Draft DNP, should not be allocated for the building of any new dwellings at all.
2. **The conclusions of the Steering Group**
 - 2.1 As a preliminary point, it is worth recapping the conclusions of the Steering Group, which ascribed to the Springfield site the highest number of negative outcomes in Site Assessment process. Specifically, the Steering Group assigned an RAG rating of “Red” (indicating unsuitability) against each of the following six criteria:
 - (a) Scale and density: “large scale major development”;
 - (b) Land use: “greenfield and would result in the loss of good agricultural land, which, unlike most of Dunsfold, is not heavy clay”;
 - (c) Location and coalescence: “outside the settlement area and would materially contribute to narrowing the gap between Dunsfold village and Dunsfold Park. It would detract from the linear development of the village”;
 - (d) Natural environment: “within an AGLV...Development would detract from the openness between the village and land to the east”;
 - (e) Access and highways: “no footpath and It would be difficult for residents to safely walk to local facilities and services”; and
 - (f) Infrastructure: “potential sewerage infrastructure capacity constraints”.
 - 2.2 Against this backdrop, it is difficult to understand how or why the site could be considered suitable for any number of new dwellings.
 - 2.3 It appears to have been included in the Draft DNP on the strength of a survey conducted in April 2021, by which 24 individuals expressed support for the site (with 9 objecting).
 - 2.4 With respect, the Steering Group should exercise considerable caution in placing reliance on sample such as this. Those who expressed support for the site represent just 2% of the

village, and the fact is that when the proposal was put before a larger pool of respondents in March 2019, 65% of them objected to further building on Springfield.

- 2.5 It is important to ensure that an objective, evidence-based assessment – such as the one carried out by the Steering Group in its Site Assessment – is not overridden by a very small but very vocal minority.

3. **Inappropriate development on Greenfield land**

- 3.1 Springfield is a Greenfield site in an Area of Great Landscape Value, which is soon expected to be listed within the Surrey Hills Area of Outstanding Natural Beauty. As members of the Community have pointed out in the past, it is situated between two of the village's finest listed houses, and sits opposite the cricket green in one of the most visually sensitive parts of the village.

- 3.2 The starting point is that the beauty of this countryside land should be recognised and safeguarded from any development, and in particular development of a kind that would result in suburbanisation.

- 3.3 When the site was assessed by Waverley Borough Council in 2017, a Council Officer concluded that:

“the provision of housing in this location would involve suburbanising engineering, construction and boundary treatment that would not be in keeping with the landscape context.”

- 3.4 That view was expressed in the context of a relatively small scale development of eight new homes. It would be all the more true of a development totalling some 20 homes.

4. **Precedent and incremental development**

- 4.1 In 2017, permission was granted for the construction of eight new homes on a relatively small slice (under 0.5 hectares) of the Springfield site, as a “Rural Exception”. As to this:

(a) Permission was only granted because of the very special circumstances that pertained to that small scale development of 100% affordable homes for local residents. It was this unique characteristic that led to the Council to conclude that the harm to the character of the countryside (summarised at paragraph 3.3 above) was outweighed by the advantages of affordable local housing provision on a small proportion of the plot.

(b) The Dunsfold Parish Council made it absolutely clear that any further development of the Springfield site was “strongly objected to” by the residents of the village.

- 4.2 It is important for the Community to send a clear message to developers that a “Rural Exception” means just that – a limited exception to the principle that Greenfield sites will not be built upon. It is not a “foot in the door” to develop our countryside.

- 4.3 If the landowner were permitted now to develop the Springfield site with a further 10+ market homes, he would be achieving by two steps that which he could not possibly have achieved by one. The Community should be very concerned about allowing planning principles to be circumvented in this way, and the precedent that this would set for future developments.

4.4 The Community need look no further than the Springfield site itself to see how a permissive approach to Greenfield development is a slippery slope, by which an “exception” can incrementally but quickly progress to a large suburban development. Summarising the history:

- (a) In 2017, the Springfield site was approved as a “Rural Exception” for 8 homes.
- (b) In 2021, the fact that 8 homes had been built was put forward as a justification for bringing the total to 18 homes, with the building of another 10.
- (c) In 2022, the fact that 8 homes have been built and 10 proposed in the Draft DNP was put forward by the landowner (in a recent planning application) as a justification for bringing the total to 29 homes, with the building of another 21.

4.5 If this site is supported by the Community, it will create a dangerous precedent for the village that will undoubtedly encourage and promote the circumvention of planning principles and the insidious creeping of Greenfield development.

5. **Proximity to the village**

5.1 The Steering Group rightly identified that the Springfield site is an isolated development that does not sit within the settlement boundary.

5.2 In terms of access, it was the conclusion of the Surrey County Highway Authority, when consulted in 2017, that the site was not suitable, even for the 8 dwellings that were then under consideration as a Rural Exception:

“The County Highway Authority (CHA) considers that the application site is not an ideal location in sustainable transport terms for new residential use, as it is not easily accessible by modes of transport other than the private car. It is not located within a reasonable walking distance from key services and facilities such as jobs, shops, schools, health and leisure facilities. Residents of the proposed residential use would therefore be heavily dependent on the private car for access to normal day to day services and facilities, hence the development would be contrary to the sustainable transport objectives of the NPPF.” (12 October 2017)

5.3 The position remains the same today, and the difficulties would be all the more acute if the number of dwellings were to more than double. The landowner has provided no evidence that it would be viable to construct footpath access to the site.

5.4 Even if access to the village by foot were possible, it is inevitable that the residents of any new development would come with multiple vehicles. Within Dunsfold, the significant majority of homes have more than 2 vehicles, and Policy TG03 requires an allocation of 2 spaces for each 1-2 bedroom dwelling, and at least 3 spaces for each 3+ bedroom dwelling. Even with 10 additional dwellings, the result would likely be somewhere between 35 and 40 vehicles on the Springfield site. This level of concentration outside of a settlement boundary and on Greenfield land is plainly undesirable.

6. **Coalescence with Dunsfold Park**

6.1 The Steering Group rightly identified that development of the village to the east would have the undesirable effect of reducing the gap, and therefore increasing the risk of coalescence with, the proposed new housing development on the Dunsfold Park site.

- 6.2 This is a factor that that must militate very strongly against an enlargement of development on the Springfield site. There are three elements to this:
- (a) There can be no dispute that the development of Springfield – which accounts for a substantial proportion of the Greenfield land between Dunsfold and the western fringe of Dunsfold Park – would have the effect of reducing by around one-third the physical separation between Dunsfold Village and Dunsfold Park.
 - (b) While little is certain as to how the Dunsfold Park site will be organised, it is clear that the development will be enormous in scale, with up to 2,600 new homes (or, according to some sources, up to 5,000 new homes). It would be reasonable to anticipate that the developers will wish to exploit every available square meter of the site, and it should therefore be assumed that the perimeter of Dunsfold Park will run very close indeed to Dunsfold Village.
 - (c) If the Community were to permit this incremental development of Springfield, it is not difficult to foresee that when the need for further housing arises (i.e. come 2032) the field to the east will be put forward for development as a “modest extension” of the Springfield site, further closing the gap between the two.
- 6.3 Dunsfold is a small village of some 450 homes, which has developed its own identity and character over the course of some 800 years. It is critically important that it should remain distinct from, and not be subsumed into, a newbuild development of some 6 times its size. If Dunsfold is to avoid being dwarfed and stripped of its identity over the course of the next decade, this is a factor to which the Community should give the utmost weight.

7. **Ancillary harm to the village**

- 7.1 There are three further factors militating against the development of the Springfield site:
- (a) The use of the site for residential dwellings would deprive the village of high quality agricultural land which, unlike most of the land in Dunsfold, is not heavy clay. Paragraph 112 of NPPF provides that if development of agricultural land is necessary, areas of poor quality land should be used in preference, while Policy RD9 of the Waverley Borough Local Plan 2002 prohibits a development that would result in the loss or alienation of best and most versatile agricultural land, absent a strong case to do otherwise.
 - (b) The development of 20 properties in close proximity would inevitably increase light pollution around the proximity of the village. Dark skies are considered by the Community to be one of the most important characteristics of the village.
 - (c) If (contrary to all current expectations) it were possible to develop footpath access to the site, that would almost certainly require the installation of street lighting along the route. This is something which is opposed by 84% of the village.
- 7.2 While these three factors are not determinative in and of themselves, their cumulative impact, taken together with the more significant issues identified above, points strongly against any further construction on Springfield.

ALTERNATIVELY, BUILDING ON THE SPRINGFIELD SITE SHOULD BE LIMITED TO 7 DWELLINGS

8. If, contrary to observations set out above, the Community considers that Springfield is an appropriate site for the construction of some new dwellings:
 - (a) such dwellings should be limited in number to 7, rather than 10, as outlined in the Draft DNP; and
 - (b) it should be made clear that the construction of any dwellings in excess of that settled upon in the final version of the Dunsfold Neighbourhood Plan is not, and never will be, acceptable to the Community.
9. The reasons why the Community should take this stance are set out below.
10. **The absence of demand for more than seven dwellings**
 - 10.1 The starting point is that development within Dunsfold, and in particular on a Greenfield site, must be limited to that which is strictly necessary, and no more.
 - 10.2 The actual housing requirement over the relevant period (i.e. to 2032) has been determined by AECOM to be 90 new dwellings. This is more than satisfied by the existing permissions taken together with sites HA1 to HA4. From a demand perspective, therefore, the 10 dwellings proposed for HA5 (Springfield) are surplus to requirements.
 - 10.3 It is recognised that in order to meet the quota imposed on Dunsfold, provision must be made for 100 new dwellings. However, the Draft DNP provides, unnecessarily, for 103 dwellings – i.e. 3 more than required by the quota, and 13 more than actually required according to the AECOM assessment.
 - 10.4 If, therefore, the Community deems it necessary to allocate Springfield, it would be appropriate, having regard to all of the points mentioned above, to limit the development to the extent possible by confining the number of new dwellings to 7.
 - 10.5 While it would remain highly undesirable to permit any further development on a Greenfield site, the building of a further 7 properties immediately behind the existing Miller Lane site would limit the violence that is done to the openness of countryside, while still allowing Dunsfold to deliver the precise number of dwellings required of it.
11. **The floodgates risk and the prospect of large scale development**
 - 11.1 The unfortunate reality is that if 10 dwellings are approved in principle by the Community, that will encourage the landowner and developer to press for more, until the site becomes a suburban housing estate.
 - 11.2 Some members of the Community may be aware of the planning application that has recently been submitted by the landowner, seeking permission for 21 new dwellings, with the development of every inch of the site.
 - 11.3 The plans for the site are set out in a diagram accompanying the application, which is replicated below:



- 11.4 In an effort to justify the application for 21 new dwellings, the landowner relies on the fact that the Draft DNP makes provision for 10 new dwellings. This exhibits quite vividly how the giving of any ground on Greenfield development inspires in landowners and developers the attitude of “just a few more”. If the Community does not take a firm stand to reign in development where it can, it leaves itself open to this insidious and incremental expansion.
- 11.5 While the landowner seeks to downplay the extent of the proposed development, characterising it as a “modest extension” and a “natural continuation” of the affordable home development, it is in fact nothing of the sort.
- 11.6 The reality is that the landowner seeks to create a large and modern housing estate with a development footprint of some **10 times that of the existing development** (which was approved as an exception to provide affordable homes, over strong opposition from the community):



As demonstrated by the above, the eight Miller Lane properties would fit into the remaining Springfield site (which the landowner seeks to develop in its entirety) almost 10 times over.

- 11.7 What is now in contemplation by the landowner is a large scale suburban development, primarily of open market homes, including 10 sizeable detached dwellings with substantial garden plots. These properties are plainly not targeted at local families; it is self-evident that they would, in the main, only be within the financial reach of those in receipt of City salaries. The Community is unlikely to want or need to create a large dormitory estate for London commuters.
- 11.8 A development of almost 30 homes, as is now sought by the landowner, would result in some 7% of the village's entire housing stock being situated on a single Greenfield site outside of the settlement boundary. This would represent a material shift in the gravity of the population away from the centre of the village, as well an material movement of the population east and towards the Dunsfold Park site.
- 11.9 In addition, the Community could anticipate:
- (a) An incongruous site in one of the most visually sensitive parts of the village: on a plot of land outside of the settlement boundary, where the density of housing is 2 dwellings per hectare, a suburban development of this size and nature would be entirely out of keeping with its surroundings, and at odds with the character and feel of the village.
 - (b) A substantial increase in traffic in and around the village: a development of this size would, based on Policy TG03, result in somewhere between 70 and 90 vehicles situated on the Springfield site.
 - (c) An increase in light pollution: it is undoubtedly the case that a concentration of some 30 homes would be detrimental to Dunsfold's dark skies.
- 11.10 For all of these reasons, the Community must take stand against the cynical and opportunistic attempt to over-develop the Springfield site, for which there is simply no need.

CONDITIONS THAT SHOULD ATTACH TO ANY ALLOCATION OF THE SPRINGFIELD SITE

12. In the event that the Community were minded to support any further building on the Springfield site, that support should be conditional on two things.
13. **Landscaped edge to the north-west boundary**
- 13.1 First, the development should include a landscaped edge with appropriate woodland screening along the south-eastern boundary to soften the transition between the urban form and agricultural landscape. This is rightly provided for in the Draft DNP as it currently stands.
14. **Landscaped edge to the north-west boundary and gap between the boundary**
- 14.1 Second, the development should include a landscaped edge with appropriate woodland screening along the north-west boundary, with a gap of at least 20 meters between the outer perimeter of the development and the boundary with the adjoining neighbours, Springfield House and Bridge House.

- 14.2 Unlike many of the proposed plots, development on the Springfield site has the potential to have a direct and profoundly prejudicial impact on the families living in the immediately adjoining properties, including a serious loss of privacy and a loss of light.
- 14.3 When the construction of the existing 8-house development on Miller Lane was under consideration in 2017, Waverley Borough Council rightly considered the impact of that development on the residential amenity of the surrounding properties and concluded, again rightly, that the development would have no impact “because of separation distance between proposed dwellings and neighbouring property”. The same would not, of course, be true of development on the larger part of the Springfield site.
- 14.4 It is only right that members of this Community should consider and accord some weight to the rights and interests of their current neighbours when setting its policy on matters such as these. The attachment of this minor condition would not materially interfere with any reasonable development of the site, and would significantly mitigate the damaging effects of the development on the existing residents of the village who would be most acutely affected by it.

Yours faithfully

xxxx

xxxx

From: [Cxxx](#)
To: [xxxx](#)
Subject: Fwd: Ale house field
Date: 15 September 2022 09:10:43
Attachments: [PastedGraphic-3.png](#)

And the 2nd.

Regards

xxxxx

Clerk & RFO to Dunsfold Parish Council

Unit 3, The Orchard

Chiddingfold Road

Dunsfold, GU8 4LH

01483 200980



Begin forwarded message:

From: xxxxx<[xxxxxxx](#)>

Subject: Ale house field

Date: 14 September 2022 at 16:22:03 BST

To: xxxxx@btconnect.com

Cc: xxxxx <sxxxx.com>

The comments set out in xxxxx's letter to the parish council of 14/9/22 I fully agree with and have nothing further to add

xxxxxxx

Sent from my iPad

From: [xxx](#)
To: [xxxx](#)
Subject: Fwd: Ale House Field
Date: 27 September 2022 17:12:18

Hi xxx- I have this and another email which I'll send on, then scan and forward a hand written note.

Regards

xxxx
Clerk & RFO to Dunsfold Parish Council
Unit 3, The Orchard
Chiddingfold Road
Dunsfold, GU8 4LH
01483 200980

Begin forwarded message:

From: xxxx <lxxxx> **Date:** 26 September 2022 at 20:18:08 BST
To: dxxxxx@btconnect.com **Subject:** **Fwd: Ale House Field**

Begin forwarded message:

From: xxxx
<xxxxxx@gmail.com>
Date: 24 September 2022 at 12:26:35 BST
To: xxxxx@hotmail.com **Subject:** Ale House Field

I am writing to strongly object to building on Ale House Field. When I bought Pond Cottage a year ago I was told it was 'outside the village settlement.

As the field is surrounded by many lovely, old, listed houses it should be protected as such, as we will end up with too many 'in fills' and precious little green spaces. More light and motor fumes pollution.

There are bats, dragon flies, slow worms and the occasional pheasants and more wild life in the field.

With a huge development going up on the Dunsfold aerodrome, this in itself creates a mini village and becomes a 'clique'. I have seen this happen several times first hand.

Young people struggle to pay their mortgages and keep a roof over their heads and as a result do not have the time or energy to 'give back' or join in village life except on special occasions. Dunsfold, at present, is a lovely caring and diverse village. We do not want to lose that. Increased numbers dilute everything alas.

The Common is in the Conservation area and should be respected as more houses mean MORE pollution as I have already said. As we are hoping to get an ANOB status for the village, consider the damage as afore mentioned.

XXXXXX

From: [xxx](#)
To: [xxxxx](#)
Subject: Fwd: Further development in Dunsfold
Date: 05 September 2022 08:16:15
Attachments: [PastedGraphic-3.png](#)

And the 4th response.

Regards

xxxx

Clerk & RFO to Dunsfold Parish Council
Unit 3, The Orchard
Chiddingfold Road
Dunsfold, GU8 4LH
01483 200980



Begin forwarded message:

From: [xxxx](#)>
Subject: Further development in Dunsfold
Date: 4 September 2022 at 17:02:40 BST
To: "xxxx@btconnect.com"
<xxxx@btconnect.com>

Dear Dunsfold Parish Council

Further to notification of further housing development in the village we would like to lodge our joint objection to the proposed housing at Coombebury and Alehouse field.

When the suggestion of the first additional housing (Nugents Close) was initially made in the village, there was meaningful consultation with residents and it was designated for young local people. There was a questionnaire to see who wanted to continue to reside in the village and be given the opportunity to apply for a new residence. There was no protest and it worked successfully.

However time has moved on and there has been already two additional housing developments in the village, one to the north of Nugents Close and another by the cricket pitch. We certainly feel these developments are sufficient to house people who would like to live here. Dunsfold is a beautiful village and we have both been fortunate to live here for over fifty years and do not see the need for more pockets of development squeezed in at Coombebury and Alehouse field just for the sake of developers pockets, not caring who the housing is for. There has been no proper consultation with residents and no studies made to make sure additional housing is required.

With proposed development encircling the village ie Dunsfold Park one has to ask why is more housing needed specifically in the village.

Yours faithfully

xxxx xxxx/ xxxxx xxxx ent

from my iPad

To Dunsfold Parish Council

Re: The Neighbourhood Plan

I have completed the survey but wanted to include some additional thoughts.

As you may know, I was part of the NP steering group at the beginning. I was one of those who fell by the wayside as Lynne Hamil was so good, and I felt I had little to offer. She is amazing in her attention to detail and sheer brainy-ness!

But where I feel this NP falls short is that it doesn't address the views of the village, especially those of us in the north.

Because of the DPC's failure to act on the proposals for the Coombebury site and throw out that application – ie take it right off our NP, we are now in the worse position with the Wheelers of Coombebury Farm losing patience and wanting to – and in the process of – sell out to developers. I understand that there are planning permissions that need to be granted for this site, but nonetheless, it is a threat. And a much bigger one than Coombebury Field.

Also, I don't think it is humanly possible for Rupert not to be influenced by his friend's desire to develop the field at Coombebury, however neutral he claims to be. He's human and he has a bias.

This site has already had a Planning Application from the Kitewood, which was rejected by the DPC and Waverly and there were many valid objections from those of us in the north of the village. That application was rejected by the Parish Council, Waverly Borough Council, and many objections were made from Dunsfold residents. We went through the debacle with the 12 and are now back to 21.

This is such an unpopular site, and the DPC and NP steering groups insistence on keeping it in the plan is such a rejection of the views of the village. **How can we believe you care at all what we think or want?**

Wetwood Farm would surely be a better site, but the DPC rejected it. Why? Please reinstate it on the NP for 12 houses.

And surely Springfield is perfect site to have 21 further houses (it is what the owners want) and does not impinge on anyone or anything as far as I know.

Those two sites alone would really go well toward our target and not upset those of us in the north of the village who DO NOT WANT ALL DEVELOPMENT BASED UP HERE. Also, the residents of Grattons Chase were assured there would be no more development, yet the Coombebury Farm Field is right in their faces - opposite a number of dwellings.

These plus the individual houses surely will ^{be} a really good number towards our total

PLEASE REMOVE COOMBEBURY FROM THE PLAN AND PUT IN Wetwood Farm and Springfield for the numbers mentioned?

PLEASE BE THE PARISH COUNCIL THAT SERVES ALL THE VILLAGE, NOT JUST THE FEW.

Yours

faithfully

xxxx xxxxx



Dunsfold

Neighbourhood Plan

Dunsfold Neighbourhood Plan Consultation Survey

Our Neighbourhood Plan Public Consultation (under Regulation 14) started on Friday 5th August 2022 and runs until Monday 3rd October 2022.

The draft Regulation 14 Dunsfold Neighbourhood Plan and its supporting evidence base can be viewed on the Parish Council Neighbourhood Plan website:

www.dunsfoldparishcouncil.gov.uk/neighbourhood-plan

Hard copies of the Neighbourhood Plan are available at key locations around Dunsfold Parish, including the Parish Council office, plus Waverley Borough Council's office in Godalming.

Vision and Key Planning Principles						
1.	Do you agree with the above Vision for the Neighbourhood Plan area?					
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know					
2.	On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree"), how far do you agree with the following policies)?					
	a) Policy P01: Core Planning Principles	1	2	3	4	5
	b) Policy P02: Spatial Development of Dunsfold	1	2	3	4	5
	c) Policy P03: To prevent coalescence of Dunsfold settlement with Dunsfold Park	1	2	3	4	5
	Do you have any comments on the Vision and above policies (please reference the policy on which you are commenting)?					

Housing

3. On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree"), how far do you agree with the following Housing policies?

a) Policy HO1: Provision of Housing	<input checked="" type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
b) Policy HO2: Self-Build Houses	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
c) Policy HO3: Windfall Sites	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input checked="" type="radio"/> 5
d) Policy HO4: Mix of Housing Size	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input checked="" type="radio"/> 5

Do you have any comments on the above policies (please reference the policy on which you are commenting)?

*Coombebury - 12? See attached letter
Springfield - 10 - Surely there is more space and will for more than 10 houses here*

4. On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree"), how far do you agree with the following Housing Allocations?

a) Housing Allocation HA1: Alehouse	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input checked="" type="radio"/> 5
b) Housing Allocation HA2: Coombebury	<input checked="" type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5
c) Housing Allocation HA3: Wetwood Farm	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input checked="" type="radio"/> 5
d) Housing Allocation HA4: The Orchard	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input checked="" type="radio"/> 5
e) Housing Allocation HA5: Springfield	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input checked="" type="radio"/> 5

Do you have any comments on the above policies (please reference the policy on which you are commenting)?

Tho' what about the businesses there.

Natural Environment

5. On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree"), how far do you agree with the following Natural Environment policies?

a) Policy NE01: Habitats and Biodiversity	1	2	3	4	5
b) Policy NE02: Trees, Woodland, Hedgerows and Landscaping	1	2	3	4	5
c) Policy NE03: Flood Risk, Sustainable Drainage Systems and Water Management	1	2	3	4	5
d) Policy NE04: Light Pollution and Dark Skies	1	2	3	4	5
e) Policy NE05: Noise Pollution	1	2	3	4	5

Do you have any comments on the above policies (please reference the policy on which you are commenting)?

"In NE02 you say "Where harm to existing woodland... cannot be avoided it should be... adequately mitigated for... compensated for."

All these are good intentions but like the comment above - can they really be held to?? And honoured?

Environment, Sustainability and Design

6. On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree"), how far do you agree with the following Environment, Sustainability and Design policies?

a) Policy ES01: Character and Design	1	2	3	4	5
b) Policy ES02: Landscape and Visual Impact	1	2	3	4	5
c) Policy ES03: Design Standards	1	2	3	4	5
d) Policy ES04: Space Standards	1	2	3	4	5
e) Policy ES05: Public Realm	1	2	3	4	5
f) Policy ES06: Creation of Safe Public and Private Spaces	1	2	3	4	5

Really, of course these are all good ideas, but they're just that. Will DPC³ challenge developers. Maybe, but why would they? ^{11/5/20}

Environment, Sustainability and Design continued

g) Policy ES07: Heritage Assets

1 2 3 4 5

h) Policy ES08: Sustainable Design

1 2 3 4 5

i) Policy ES09: Areas of strategic Visual Importance

1 2 3 4 5

Do you have any comments on the above policies (please reference the policy on which you are commenting)?

See previous page. This is so frustrating because it's all pre in the sky idealistic stuff. If its a fight between DPC and the developers I don't trust you would hold to these principles

Employment and Business Support

7. On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree"), how far do you agree with the following Employment and Business Support policies?

a) Policy EB01: Local Employment Space

1 2 3 4 5

b) Policy EB02: Equestrian Related Development

1 2 3 4 5

c) Policy EB03: Communications

1 2 3 4 5

d) Policy EB04: Advertisements

1 2 3 4 5

Do you have any comments on the above policies (please reference the policy on which you are commenting)?

Re EB01 - local employment space, is it the Orchard being promoted as a site for building? what would happen to the businesses?

Transport and Getting Around

8. On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree"), how far do you agree with the following Transport and Getting Around policies?

a) Policy TG01: Highways and Traffic Calming	1	2	3	4	5
b) Policy TG02: Sustainable Transport	1	2	3	4	5
c) Policy TG03: Car Paring Standards	1	2	3	4	5
d) Policy TG04: Improved Bus Services	1	2	3	4	5

Do you have any comments on the above policies (please reference the policy on which you are commenting)?

Re 30mph speed limit - 56% of responders to the Village Survey wanted this. Can I say, "me too", but when might this happen? And all the other things requested?

Recreation, Leisure and Wellbeing

9. On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree"), how far do you agree with the following Recreation, Leisure and Wellbeing policies?

a) Policy RL01: Community and Leisure Facilities	1	2	3	4	5
b) Policy RL02: Retention of Assets of Community Value	1	2	3	4	5

Do you have any comments on the above policies (please reference the policy on which you are commenting)?

Of course, but where's the walk through the woods?

Infrastructure and Delivery

10. On a scale of 1 to 5 (with 1 being "strongly disagree" and 5 being "strongly agree"), how far do you agree with the following Infrastructure and Delivery policies?

a) Policy ID01: Infrastructure Delivery	1	2	3	4	5
b) Policy ID02: Dunsfold Surgery	1	2	3	4	5
c) Policy ID03: Mobile Phone Masts *	1	2	3	4	5
d) Policy ID04: Broadband	1	2	3	4	5
e) Policy ID05: Power Supply	1	2	3	4	5
f) Policy ID06: Wastewater Capacity	1	2	3	4	5
g) Policy ID07: Renewable Energy	1	2	3	4	5

Do you have any comments on the above policies (please reference the policy on which you are commenting)?

*Re ID02 - investigations should be made into the dangers to health (esp. children) of mobile masts. Loads of research says
NO.*

11. Do you have any infrastructure project suggestions that Community Infrastructure Levy (CIL) receipts from developments could be used to fund?

No

Other Comments

12. Do you have any further comments on the Neighbourhood Plan?

The most significant parts of the NP are not covered here in depth, ie where's the building going to be? Separate letter to accompany this.

About You

13. What is your involvement in the Neighbourhood Plan area? Please tick all that apply.

- I live in the Neighbourhood Plan area
- I work in the Neighbourhood Plan area
- I own or manage a business in the Neighbourhood Plan area
- I have business interest in the Neighbourhood Plan area's new housing – as a developer, land owner, land agent or other professional
- I represent an official body that is consulted about new housing developments, re Green Belt, Area of Outstanding Natural Beauty, etc
- I work for, belong to or support an environmental cause or charity
- Other (please give details)

14. How old you?

- Under 18
- 18-24
- 25-44
- 45-64
- 65-84
- 85 and over

Thank you for providing your feedback.

Please return completed questionnaire to Dunsfold Parish Council, Unit 3, The Orchard, Chiddingfold Road, Chiddingfold, GU8 4PB

Thank you guys for doing this.

From: [Celeste Lawrence](#)
To: [Dom Veasey](#)
Subject: Fwd: Further development in Dunsfold
Date: 05 September 2022 08:16:15
Attachments: [PastedGraphic-3.png](#)

And the 4th response.

Regards

Celeste Lawrence
Clerk & RFO to Dunsfold Parish Council
Unit 3, The Orchard
Chiddingfold Road
Dunsfold, GU8 4LH
01483 200980



Begin forwarded message:

From: [xxxxx](#)>
Subject: Further development in Dunsfold
Date: 4 September 2022 at 17:02:40 BST
To: "[xxxxx.com](#)"
<[xxxx.com](#)>

Dear Dunsfold Parish Council

Further to notification of further housing development in the village we would like to lodge our joint objection to the proposed housing at Coombebury and Alehouse field.

When the suggestion of the first additional housing (Nugents Close) was initially made in the village, there was meaningful consultation with residents and it was designated for young local people. There was a questionnaire to see who wanted to continue to reside in the village and be given the opportunity to apply for a new residence. There was no protest and it worked successfully.

However time has moved on and there has been already two additional housing developments in the village, one to the north of Nugents Close and another by the cricket pitch. We certainly feel these developments are sufficient to house people who would like to live here. Dunsfold is a beautiful village and we have both been fortunate to live here for over fifty years and do not see the need for more pockets of development squeezed in at Coombebury and Alehouse field just for the sake of developers pockets, not caring who the housing is for. There has been no proper consultation with residents and no studies made to make sure additional housing is required.

With proposed development encircling the village ie Dunsfold Park one has to ask why is more housing needed specifically in the village.

Yours faithfully

xxxx/ xxxent from my

iPad

Neighbourhood Plan Consultation – Feedback

We write to give feedback on the draft Neighbourhood Plan. Our comments relate to both substance and process; indeed, in an exercise such as this it is inevitable that there is overlap between the two. We have endeavoured to engage with Survey Monkey but found that the form is not conducive to meaningful feedback as the responder is straitjacketed into responses which become logically incoherent. We will not therefore use Survey Monkey as a means of expressing our views.

We begin by making some general observations and then move on to specific concerns. Clearly, the adoption of a Neighbourhood Plan is a watershed moment for the adoption of planning policy in Dunsfold and we respect the hard work undertaken by the various members of the Steering Committee. As an exercise in local democracy it is critical that the community can have faith in the integrity of the whole process which should be completely transparent. It is important that reasons for decision-making should be readily discoverable on the face of the record. It is important also that decision making is evidence-based and takes account of independent third party assessment.

The allocation of sites fails the requirements of transparency, evidence-based decision making and independent third party assessment. In particular, the Coombebury site has been included in the face of considerable local opposition and despite having been rejected by both Waverley Borough Council and AECOM. Such development would represent a further extension of the settlement boundary and increased urbanisation to an already disproportionate block on the north eastern flank of the village. Furthermore, when the Parish Council supported the Gratton Chase development (which since 2016 represents the settlement boundary) it was on the basis that it would be a ‘once in a generation extension’ to that boundary. The many objections to development on the Coombebury site are comprehensively set out in the letter sent in July 2022 to the Inspectorate by the Dunsfold Planning Action Group. According to the AECOM assessment in 2018, developing this site would be “likely to have an adverse impact on the landscape” and the site was originally deemed unsuitable for inclusion.

In terms of process, the Coombebury site appeared among the site allocations as decided at a steering group meeting at a late stage in the process and only one week after Waverley Borough Council refused planning permission in principle for 21 units. No explanation has been provided by either the Steering Group or Dunsfold Parish Council. Minutes are brief and do not set out reasons for the apparent change of heart by those concerned.

On the other hand, the draft NP proposes an allocation of only 10 dwellings to the Springfield site. The 2ha site is much larger than Coombebury and could accommodate up to 32 houses. We understand that the landowner is amenable to a greater number of houses than the Plan proposes. The principle of development has already been accepted through the affordable dwellings development.

The principle of a strategic/green gap between the village and Dunsfold Park is to be welcomed but again there is no analysis supporting its location and in particular no explanation as to why the Coombebury site has been excluded from its scope.

For the reasons outlined, we request that the site allocations are re-considered and that the location of the strategic/green gap is re-examined. As matters stand, we are unable to support the draft Plan in current form.

xxxxxxx

DRAFT NEIGHBOURHOOD PLAN.

We set out below our comments on the draft Neighbourhood Plan. We understand that this has been a long process, and we appreciate the considerable time and effort devoted by those involved in the process. There is much in the draft Plan which is welcome; and it rightly recognises the very special nature of our village and the long term effects of over-development.

There are sections which could be improved. Parking seems to be mainly addressed in the context of new development. There should be more about the character and design of houses. Pond and tree management also need addressing.

However, in our view the draft Plan is deeply flawed because of the proposed allocation of sites for new development. We set out our reasons below. We have on previous occasions sought ways of decoupling the site allocations from the overall Plan, but without success. In our view, the Parish Council's current approach risks the rejection of the entire Plan for that reason.

The many objections to development on the Coombebury site are well set out in the representation in July to the Inspectorate by the Dunsfold Planning Action Group. And of course the original application was resoundingly rejected by Waverley. Local opposition has been clear for some time.

The site was originally deemed "unsuitable" in the Neighbourhood Plan process, yet mysteriously appeared (without convincing explanation) in the final proposed allocation. (There is a broader issue here – the extent to which the original criteria for development sites have been abandoned and the logical/technical basis for these allocations). There are issues around wildlife, trees, traffic, access and urbanisation. And Thames Water seem to be a semi-permanent presence in the village due to the wholly inadequate water infrastructure (We understand there are still issues about raw sewage etc. in Gratton Chase). We cannot put the case better than quote the 2018 AECOM assessment that developing this site is "likely to have an adverse impact on the landscape" (an example of the process drifting away from independent third party assessment). At the time permission was granted for Gratton Chase, the Parish Council described it as "a once in a generation extension to the village".

Alehouse Field is another example – a site in the conservation area and surrounded by listed buildings.

It is difficult to see any logic in the process adopted by the Parish Council, a process which needs to be more transparent and respectful of local opinion. In short, the proposed site allocations are inappropriate, unsustainable and (in some cases) simply undeliverable.

There are two broader factors to consider.

Many of us have been involved in the consultation on expanding the AONB, which could happen as early as August 2023. In fact, the area to the northeast of the village seems to have received more “hits” on the consultation map than anywhere else. Of course, once AONB status were granted, that would deter any further major development. The Waverley Local Plan (Policy RE3) calls for areas likely to be included in the AONB to be respected; and there is a real danger that any permissions granted in the meantime could actually undermine the case for AONB status.

The other factor is the so-called “domino effect”. We already have the Kitewood application for Coombebury (or more accurately, Land north of Gratton Chase); the appeal incidentally is for 21 houses NOT the 12 in the draft Plan. The owners of Coombebury Cottage itself have apparently now entered into an agreement with a developer. On 8 November there is the Hearing of the appeal to develop Chennels Field. The worst case scenario is a ribbon of development right along the main road from Gratton Chase almost up to the edge of the village. This makes even more pressing the need to defend the existing northern settlement boundary. Indeed, the draft Plan’s proposal for a “Green Gap” entirely chimes with this aspiration, albeit somewhat eccentrically it excludes the Coombebury site.

There is one possible solution already to hand – the recent planning application for 21 houses on Springfield. Based on recent discussions, the landowner seems amenable to significantly more houses than the draft Plan allows for, there seems a good possibility of incorporating a footpath to improve access and also the possibility of some provision for older residents.

For all these reasons, we would strenuously urge the Parish Council to reconsider its proposed allocation of development sites in the village.

XXXX

XXXX

XXXXX, XXXXX, XXXX XXXX

27 September 2022

Feedback Submission to Dunsfold Neighbourhood Plan Regulation 14 Consultation from 5th August to 3rd October 2022

Via email to: - xxx@btconnect.com

The above Consultation and this feedback submission concern the draft Regulation 14 Dunsfold Neighbourhood Plan (draft plan) and its supporting evidence on Dunsfold Parish Council (DPC) website. Reference will also be made to Appendix C of the Supporting Documents (Site Assessment and Selection July 2022 (SAS)) which is referred to in paragraph 5.18 of the draft Plan, and where site allocation issues are dealt with references to the draft plan include the SAS.

SUMMARY OF THIS FEEDBACK

There are the following important matters that need to be addressed, and changes made, with the help of Nexus before a final draft is produced for approval in a village Referendum. The principal problems are the following:-

- A. The site allocations for 16 of the 32 residual dwellings required under LPP1 do not comply with the draft plan Policies or Local and National policies, the 16 being the allocations of 12 for Coombebury and 4 for Alehouse Field. Furthermore these allocations do not respect the history and status of the sites which have been achieved over a long period and is summarised in C below.**
- B. The restriction to 10 dwellings on the Springfield site is not justifiable and the grounds given for it in the draft plan and the SAS are untenable as explained below. Also this treatment of Springfield has not respected the history and status of the site summarised in C below.**
- C. The draft plan fails to take into account the outcome of discussions and understandings reached by Dunsfold Parish Council (PC) with Waverley Borough Council (WBC) in 2014. These were respectively to achieve for WBC the doubling required by the then Inspector of WBC's Core Strategy market housing requirements for the plan period 2013-2032, which led to Dunsfold, like all towns and villages, being asked to identify sites for increased housing, in Dunsfold's case then 80 dwellings; and for Dunsfold a new site for its affordable housing requirement shown as needed by the 2013 survey conducted by the Parish Council (PC).**

The outcome was:-

- the selection of site 747, which has become Grattons Chase, to provide 42 market dwellings plus some affordable housing;**
- the extension of the settlement boundary around site 747 to prevent further development to the north;**
- the dismissal of the Coombebury site to the immediate north as unsuitable;**
- the opening up of the Springfield site (site 788), then being used for grazing, as being sufficiently close to the settlement to provide an 8 affordable dwellings development;**

- the consequential implied change in the status of Springfield recognising that the capacity of the remaining 2ha of the site could provide potentially up to 32 market houses for the WBC requirement, all of which would be subject to planning approval as to principle and numbers. This was subsequently confirmed by the 2018 LAA namely that on the basis of planning permission having been granted for the affordable dwellings development, the rest of the site was potentially suitable for development.
- On 26th February 2014 Natural England (NE) agreed to commence the AONB Boundary Review (the start of which was thereafter delayed until 2021) for which Dunsfold's AGLV had been identified as a candidate area since the reports of 2008 and 2013. WBC's Head of Planning agreed that the pending Review would be a material planning consideration in protecting Dunsfold's AGLV outside the settlement. This concept was built in to Policy RE3 in WBC's 2018 LPP1 which provides that pending the outcome of the Review all AGLV land must be treated similarly to AONB.
- Alehouse Field was dismissed as unsuitable, being in the Conservation Area, outside the settlement, surrounded by six listed dwellings and having been rejected for 3 or 4 dwelling developments a number of times since 1998, including by the Planning Inspectorate on appeal, and most recently six years previously in 2008 when WBC, the PC and 62 villagers had all made their opposition known. This was reinforced in 2017 by the WBC Conservation Area appraisal extending the Area over Oak Tree Lane and the common beyond up to the War Memorial.
- The above shows how sites 747 (now Grattons Chase) and 788 (Springfield) were seen in 2014 as capable of supplying the then entire WBC requirement of 80 dwellings. The outcome has been that 50 dwellings of that requirement have been built on those sites, and the settlement boundary has been extended round site around Grattons Chase under the LPP2 process reinforcing the unsuitability of Coombebury. Springfield suggested to SG in March 2021 20 houses on the remainder of the site, now increased to 21 by the current Planning application. With a density capacity of 32 the site could if necessary provide more. The Steering Group's lack of support for the site in its deliberations since 2017, its allocation of the site for housing but restricted to 10 dwellings in its final meeting on 20th October 2021, and the reasons for those decisions now contained in DPC's draft plan and the SAS to allow for the allocations to Coombebury and Alehouse Field have been, and continue to be, unsound and damaging to the protective positions which the history of the village has achieved.
- The draft plan allocation of dwellings on Coombebury should accordingly be removed as soon as possible: it is inconsistent with DPC's original objection in principle to the Coombebury application in

April 2021; and it undermines WBC's defence of their rejection of the application in the current Coombebury appeal, a defence which DPC should be fully supporting in the village interest.

D. The Site Assessment and Selection Principles in the SAS on which the site allocations rely, and on future developments need to be assessed, do not apply the Policies. An example is that the highly important Policy PO2 (Spatial Development) is not separately applied because its representative *Location Principle* is twinned for rating with the different *Coalescence Principle* and accorded a subjective combined rating which conceals how the Policy is being applied. This example together with the other problems illustrated in paragraph 20 below show that the SAS Principles are not fit for the purpose of assessing and selecting sites.

E. Contrary to the basic statutory requirements of Neighbourhood Planning the draft Plan does not have, or demonstrate it has had, special regard to the desirability of preserving or enhancing the character or appearance of the principal village Conservation Area, nor to the desirability of preserving listed buildings in the Conservation Area and their setting.

These matters concerns Alehouse Field, the six listed buildings around it, the Conservation area in which it and the listed buildings sit and the extension of that Area in 2017 to Oak Tree Lane and the Common beyond and up to and including the War Memorial. The absence of 'special regard' is indicated by: the complete absence in the Aecom Report or any NP supporting document, of the planning history of the site referred to above.

F. The draft Plan misrepresents the status of the current Natural England (NE) Boundary Review of the AONB. The Foreword states that Dunsfold's AGLV "is *expected to be included* in the planned extension of the Surrey Hills Area of Outstanding Natural Beauty". (My italics here and below).

This is opinion and not fact and is linked to the following incorrect statements throughout the text which say variously (my *italics*):-

- 'the extension of the AONB to cover Dunsfold AGLV *is awaited*' (1.11);
- 'Dunsfold's AGLV is *expected to be upgraded shortly* to AONB status' (2.5);
- 'the delay in extending the AONB status has resulted in considerable harm ...and that therefore it is imperative that *the envisaged extension* of the AONB is completed as soon as is practicable' (3.5);
- Dunsfold's 'Vision is of a village that has 'the *expectation* that it will be set within an Area of Outstanding Natural Beauty' (4.1);
- 'regard must be given to *the outstanding decision* to extend the Surrey Hills Area of Outstanding Natural Beauty (AONB) area to Dunsfold' (Core Planning Principle Policy P01 and repeated above the Overarching Principle of Dunsfold Parish Site Assessment

Principles in Appendix 2 of SAS). The first '*outstanding*' is used in the sense of '*awaited*';

- Dunsfold's AGLV area '*is shortly to be included in the pending Surrey Hills AONB extension*' (6.1);
- '*All of Dunsfold, except that which lies within Dunsfold Park, is currently due to be upgraded to AONB*' (7.15).

These statements are wrong and need to be corrected appropriately to convey *aspiration* rather than *expectation*. It is of the utmost importance for the village's AGLV to be included within the AONB boundary by the Review because after it the AGLV designation is due to be removed. However the inclusion of Dunsfold's AGLV cannot be taken for granted and it is not in the village's interest for the draft plan to convey that impression. The Review process is to be resumed in 2023. No one knows what the NE decision will be.

G. Other textual suggestions will be made below.

Further detail to illustrate points A to G in the above summary is provided below.

THE ALLOCATION OF 12 DWELLINGS TO COOMBEBURY

1. This is a .99ha AGLV, formerly greenfield and now wooded, site north of the settlement which pursuant to above 2014 understandings under C above has been extended around Gratton Chase. The developer applied for 21 houses. Some 90 or so villagers objected to the application, as did the CPRE and DPC, the latter writing an 'objection in principle' on 14th April 2021 saying:-
"The Parish Council objects to this planning application. Outside the current village settlement. This site is situated outside the current village settlement and the development will have a negative impact on the built form of the settlement. Further, as explained in the current Local Plan, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. Residents have already expressed their concern that, if allowed, this proposal will encourage further development to the north and east of this site. Such concern has been enhanced by land agents contacting residents using this application to encourage the sale of such lands for development. It is imperative that such concerns are shown to be baseless."
2. The DPC meeting of 14th October 2021 noted that the Coombebury Application had been refused the previous day. It reduced the Neighbourhood Plan team (the Steering Group (SG)) to three Councillors and two others and stated that it "would be meeting to discuss possible scenarios which would be circulated to all members. With Nexus completing the Plan the NP Team no longer needs to meet and would cease".
3. The SG met on 20th October 2021 with four of the above five members present with three previous SG members attending and the draft minutes on the DPC website state:-

"The latest version of the Site Assessment Report and a paper on options had been distributed to the Group. With the refusal of the Coombebury planning application for 21 houses last week, we had to find sites for at least 33. And it was expected that the developers of Coombebury would appeal. The latest version of the Site Assessment Report and a paper

on options had been distributed to the Group. With the refusal of the Coombebury planning application for 21 houses last week, we had to find sites for at least 33. And it was expected that the developers of Coombebury would appeal. After a long and wide-ranging discussion the following site allocations were unanimously agreed:

DNP01 Alehouse 4
DNP02 Coombebury 12
DNP03 Wetwood Farm 7
DNP08 The Orchard 4
DNP20 Springfield 10
Total allocations in Plan 37

This gives 103 houses against the minimum target of 100

Next Steps Lynne Hamill would provide a note for circulation to the Parish Council for information and the information would be provided to NEXUS to produce the draft Plan to be approved by the Parish Council” and that it “was not expected that the Group would need to meet formally again”.

4. These allocations became known and a matter of concern for a number of villagers. The SG Terms of Reference had provided that the plan-making process remained the responsibility of the Parish Council as the qualifying body and that the SG would regularly report back to the Parish Council for endorsement of decisions taken.
5. On Thursday 4th November 2021 DPC Councillor John Gray, who was also a WBC Councillor, submitted a Motion for the DPC Meeting of 11th November to the DPC Clerk, copied to the Chairman and Vice Chairman of DPC, calling for ‘the minutes of the recent SG allocating sites for the neighbourhood plan to be first put forward to the full Parish Council for discussion and approval’ and proposing:-
 - ‘That the site allocations are endorsed by the Parish Council at its meeting on 11th November and the following is first explained to members
 - a. The reasons why the Coombebury site has been included when it was rejected at a Waverley Planning Meeting – other sites were rejected by planning but not included or reconsidered
 - b. Confirm land owners endorse the new allocation and explain how the sites can be limited to these lower numbers
 - c. Explain why the steering group has left out the school site and justified this by saying that the plan would be rejected at Referendum.
 - d. Explain why the steering group believes that the Coombebury site will not similar to the school site be rejected at referendum.’
6. Cllr Gray’s Motion was not put on the Agenda for the 11th November meeting. No reason has been given for this.
7. The DPC Minutes for the 11th November 2021 meeting stated under Neighbourhood Plan:-

“It was reported that Cllrs Hayward and Jones had had a Zoom meeting with two members of the Miller family regarding the Miller Lane site. These representatives had indicated that a proposal limiting their site to 10 dwellings would not be acceptable to the land owners since the balance of the site would have no feasible use but that the family might be prepared to progress a proposal which provided 20 dwellings together with community allotments for use by village residents.

It was reported that it had been indicated that following the refusal of the North Gratton Chase application the applicant was intending to appeal and was working to submit such appeal by the end of December.

In light of these reports and the considerable concern in the village regarding the Steering Group's conclusions on the site allocations it was proposed that the Chairman should call an Extraordinary Meeting of the Parish Council to discuss the draft Neighbourhood Plan. The proposed date of 19th November was dismissed as 4 councillors could not attend. Clerk to find out about hall availability for the w/c 23rd Nov."

8. No such meeting has been called or held. At subsequent DPC meetings over the ensuing six months the Council has only been asked to approve or otherwise a resolution to adopt a draft Plan referred to or presented to it. There has been no discussion at any DPC meeting of the merits or demerits of site allocations, draft NP proposals or a draft NP plan.
9. The above SG allocations (with the exception of a reduction of the Orchard allocation from 4 to 2) form the basis of the site allocations in the draft plan. In relation to Coombebury no explanation has been provided as to:-
 - why the DPC objection in principle of 14th April 2021 to development on the site was being abandoned when it had just been upheld by WBC's refusal of the planning application;
 - how the allocation of 12 dwellings to the site could do other than jeopardise the defence of the appeal brought by the Coombebury developer which according to the draft SG minutes was expected;
 - why three persons, who had not been included in the NP Team reduced by the DPC meeting of 14th October, attended and voted at the SG meeting;
 - How at this last meeting of the SG the reduced membership could have had authority to decide site allocations without submitting a report to DPC for approval of the decisions as required by the SG Terms of Reference;
 - Why that SG meeting had authority to do other than merely discuss 'possible scenarios which would be circulated to all members' as instructed by DPC on 20th October 2021;
 - why the final minutes of the meeting have not been produced given that the chairman subsequently stated that the Vice Chairman had not voted due to a non-pecuniary interest and that corrected minutes would be produced.
10. The processes employed for deciding the draft plan allocations for all the sites has been unsound in relation to the procedures employed and the lack of openness and community engagement.
11. The allocation of dwellings to the Coombebury site as an AGLV field now a small forest outside the settlement is in breach of draft plan Policy P02 (Spatial Development) and Policy RE3 of LPP1.

THE ALLOCATION TO SPRINGFIELD OF 10 DWELLINGS

12. Neighbourhood planning should have regard to, and respect, the status of sites and the content of the relevant LAA. That is not to say that such status and content is binding but it does mean that neighbourhood planners need to have regard to them and have valid reasons for diverging from them. No such reasons are apparent.

13. As stated in B and C above the development potential of the 2ha remaining of the Springfield site to the rear of the roadside affordable housing development was recognised by both WBC and PC in 2014 and confirmed as above by the WBC LAA of 2018 which found it to be only suitable site in Dunsfold for fulfilling the remainder of the housing requirement for the village under LPP1.

14. The initial site assessment of Springfield in the Aecom Report of November 2018 commissioned by SG also found Springfield to be the only site in the village with a green RAG rating.

15. The SG minutes of 4th December 2018 (not uploaded to the website until 27th August 2019) noted that the Aecom Report had not carried out a full proforma assessment of a number of sites including Springfield. However the minutes reported that “this is as far as we will get with AECOM on this matter.”

A Post meeting note with those minutes reported that AECOM explained:-

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

The minutes further stated:-

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

16. There was no explanation of why Aecom could have concluded that Springfield was ‘clearly unsuitable for development’ when the preliminary assessment in the Report found the site to be the only suitable site in the village. The Aecom Report states that it went through six revisions between 1st June 2018 and 21st November 2018 all ‘following DPC comments’. If SG were concerned about the absence of a full proforma assessment, or the inconsistent negative assessment they should, as the commissioning body, have sought an explanation from Aecom. No explanation appears to have been sought or become available. The implication of SG minuting that Springfield was ‘of important agricultural value’ indicates that SG were content for Springfield not to be further considered for development beyond the 8 affordable dwellings at the front. The application for that development in WA/2017/1815 included detailed soil assessments of the site which had been used for grazing for many years, and the agricultural value of the site did not appear to be of particular note.

17. For most of the time between the Aecom Report of November 2018 and the March 2021 SG consultation of the village on sites, the Springfield site does not appear to figure in SG’s plans for the residual housing requirement.

18. In March 2021 SG’s circular to the village asking for villagers to comment on sites noted that SG’s review of sites took account of:-

- the need ‘to stop Dunsfold coalescing with Dunsfold Park’ and so considered it ‘important that development to the east of the village is avoided’ and
- that ‘a petition signed by 97 residents called for no further development in the north of the village’.

In relation to Springfield the circular stated that SG were submitting the site for consideration for a possible 10 dwellings, but that the site was not recommended, noting that ‘the field is good

agricultural land, is remote from the village, has poor pedestrian access and is just 410 metres from Dunsfold Park'. It put the number of houses being proposed at 32.

Shortly after this SG via eNews to the village circulated a proposal received from Springfield stating that they were only seeking 20 dwellings with a description of the proposal, which SG noted but said it did not change their view that the site was not suitable.

The circular did not give the date of the above petition from 97 residents nor did it give the full text. It was discovered subsequently to have been March 2018 and read in full as follows:-

"We, the undersigned, object to the disproportionate amount of housing which is proposed for the North end of the village, due to more suitable central sites being available, particularly site number 788 (Springfield). It is felt that the established Griggs Meadow and Windways settlements, together with the proposed site 747 (Grattons Chase) are enough without expansion into what will become an outlying suburban estate and ruining the nature of this end of our village."

The village should have been informed earlier about this petition issued three years before. It was misleading to release it three years later without revealing that the 97 petitioners were actually seeking any further development to focus on Springfield.

Paragraph 5.8 of the draft plan also refers to this March 2018 petition from 97 residents but again without including the part where the residents focus on Springfield being a desirable site for the village's housing requirement. The paragraph should provide the full text of the petition.

19. The above pattern of negative and unbalanced discrimination against the site is repeated in SG's proposal in the draft Plan to allocate the site but limit the housing to 10 dwellings for the reasons given in paragraph 4.5 of the SAS. This states that although Springfield was strongly supported by villagers, SG's site assessment of it found 'the highest number of negative outcomes compared to the other preferred potential site options. In view of this SG decided to retain the site as a preferred allocation but to limit the quantum of development to 10 dwellings'.

The so-called 'negative outcomes' are described below and are not sound, nor can SG justify why the 'other potential site', which can only be Coombebury, is 'preferred' given the above comments on that site.

20. It is impossible to understand the soundness and justification of the **RAG** assessments of sites generally and Springfield here, under the SAS the Site Selection Principles because of the 15 Principles for Assessment and Selection, each of which has its own separate RAG colour, the application of such separate colour rating is not shown for 10 of the 15 Principles. That is because each of those 10 Principles is twinned with another and a single RAG rating is selected to cover both principles notwithstanding that each represents a different topic or concept. Thus the resulting RAG assessment chosen for two thirds of the Assessment Principles is subjective, with the rationale not being revealed nor the justification capable of being known.

21. The following are comments on the RAG ratings in SAS for Springfield, and notably the 'negative' five red ratings in it:-

Scale and Density are rated together as Red: The comment merely states that 'the assumed density is above 15 dph'. **Comment:** The actual density of the proposal of 20 dwellings is 10dph which should therefore be green. The rating for Scale should be amber because the LAA analysis is that it is potentially suitable because of the development of affordable dwellings built at the road front of the site.

Land use is rated Red: **Comment.** According to the assessment element in the Principle, and because as above this is a 'potentially suitable' mixed site, the assessment should be amber.

Location and Coalescence is rated Red: The text says: 'the site is outside the settlement and would materially contribute to narrowing the gap between Dunsfold Village and Dunsfold Park'. **Comment:** with regard to **location** as the 2018 LAA said 'The site does not adjoin but is reasonably well related to the settlement boundary'. This proximity to the settlement in itself, as has been the case in other SG assessments, can justify an amber rating. As to **Coalescence**, under the Green Gap Policy in the supporting documents of July 2022, which essentially overtakes and implements the Coalescence policy, the Springfield site has been excluded from the Green Gap (unlike its inclusion in the December 2021 draft Green Gap Policy), so the rating should now be Green.

Natural Environment is rated Red: the text repeats the above point concerning coalescence saying 'development would detract from the openness between the village and land to the east (Dunsfold Park)'. **Comment:** this is the same point as under coalescence above: since the site has been excluded from the Green Gap policy the textual comment is invalid, and the rating cannot be worse than amber.

Access and Highways is rated red: the text states that there is no footpath. **Comment:** there should have been created a footpath for the front affordable development. The Springfield application says that it will create a footpath, which will service all dwellings on the site, and suggests how this could be done. There is already an **access** built from the road into the site called Miller Lane. The rating should therefore be green.

These points indicate that the SG finding that Springfield showed 'the highest number of negative outcomes compared to the other preferred potential site option', and as a result cannot be allowed more than 10 dwellings, is without foundation, and another example of discrimination.

THE ALLOCATION OF FOUR DWELLINGS TO ALEHOUSE FIELD

22.C above referred to Alehouse Field being in the Conservation Area, outside the settlement, surrounded by six listed dwellings and having been rejected for 3 or 4 dwelling developments a number of times since 1998, including by the Planning Inspectorate on appeal, and most recently six years previously in 2008 when WBC, the PC and 62 villagers had all made their opposition known. It also referred to the reinforcement of this status in 2017 by the WBC Conservation Area appraisal which extended the Area over Oak Tree Lane and the common beyond up to the War Memorial. See the photograph below which shows the Oak Tree Lane footpath in the middle of the extended Conservation Area below Alehouse Field in the Conservation Area and the surrounding six listed buildings.



On 1st March 2021 13 residents being owners of 5 of the 6 listed buildings surrounding Alehouse Field and other adjacent properties (of which I was one have acquired Oak Tree Cottage in 2019) wrote to the chairman and members of the Parish Council, copied to the members of SG, setting out the history and status of the site. The purpose of the note was to inform DPC of the concerns of residents and why the then proposed development was misconceived; why the field should be removed from consideration as a site for development in the Emerging Neighbourhood Plan; and to seek a meeting to discuss this without delay.

No response to this request was received. The SG chairman wrote that the residents would have their opportunity to comment when the Regulation 14 consultation began.

The following extracts will serve to refer to the history and status of the site.

“AGLV and AONB principles

The village’s land is AGLV and specifically included in the areas proposed for inclusion in the Surrey Hills AONB due to its beauty. Pending the AONB Boundary review the village’s AGLV land under Local Plan Policy RE3 is to be treated in accordance with

the principles which apply to the AONB, namely that it is of national importance, and a priority, that the character of the landscape must be protected and enhanced. The proposed development cannot comply with this requirement.

HERITAGE STATUS

Alehouse Field is wholly within the village Conservation Area. It is adjacent to but outside the village settlement. It is surrounded on the north, east and south by 10 dwellings of which 6 are listed whose amenity and setting under Local Plan policies must be protected and not harmed.

PLANNING HISTORY CONSISTENTLY REJECTED DEVELOPMENT

Development proposals on Alehouse Field for 3 houses were rejected under the 1993 and 2002 Local Plans, the Planning Inspectorate upholding the rejection of WA/1998/0201, stating that the character and appearance of the Conservation Area and the setting of the listed buildings would not be protected and material harm would be caused to the rural character of the landscape surrounding the village. Similarly WA/2008/0632 proposing 3 dwellings was rejected for the same reasons. Waverley's Land Availability Assessment (LAA) of 2016 prepared in conjunction with the new Local Plan rejected Alehouse Field for housing development because of its impact on the AGLV and the setting of the village.

Consistent with the new 2018 Local Plan the LAA of 2018 whilst noting that the field was "now being promoted for older peoples' housing (C2)" stated that:-

"The development is likely to have an adverse impact on the countryside and rural character of the settlement. It is also within the Conservation Area and adjoins several listed buildings along Oak Tree Lane and Sun Inn Road and it is likely that development of this site would have an adverse impact on the character and appearance of the Conservation Area and the setting of the listed buildings'."

The Aecom report of November 2018 was defective in providing no response to the question: 'Have there been any previous applications for development on this land? What was the outcome?' "

The draft NP makes it clear that C2 retirement housing is not being proposed

FURTHER COMMENTS ON TEXT

- 23.** The foreword states that 'Dunsfold is unique within Waverley Borough.' Some reason for this claim of uniqueness needs to be stated here, whether it concerns 'the unique feature of having the very large common at the centre of the village' (as mentioned in paragraph 2.9 of SAS) or something else.
- 24.** In section 4 the principles **PP1 to PP7** need an eighth somewhere in the mix: 'To prioritise the protection of our Conservation Areas, Listed Buildings, Common land and surrounding countryside'.
- 25.** Paragraph 10.4: this needs to start with the words "The Dunsfold branch of..." (Chiddingfold Surgery closed....)

RESPONSE TO THE DUNSFOLD NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION

I have tried to complete the survey monkey return online, as suggested by Dunsfold Parish Council, and for several reasons but mainly because I find it difficult to have in mind the various policies when answering each section, I have given up. Instead, I have therefore decided to phrase my response as under.

I recognise that a lot of research has been undertaken to produce the plan and as a resident of Dunsfold for in excess of 30 years I am grateful to those involved. However, I do not understand the logic behind some of the conclusions arrived at.

VISION

I agree with the overall vision, but some planning principles need further thought and examination. Where I part company with this vision is the seemingly quiet acceptance of the number of housing units summarily imposed, presumably by Waverley, on the Parish and it would be good to make comparison with similar communities.

HOUSING

I accept that there must be some development within the village, if only to keep it alive, and that there should be a mix of size and styles. However, I am totally against self-build because experience has shown me that these always provide problems for neighbouring areas with noise, pollution, over-run, and irregular parking on a 24 hour/7 day a week basis.

There is a shortage of affordable homes and if the village is to grow it needs more units within this category.

SITE ALLOCATION

The glaring anomaly is the Coombebury site which was deemed unsuitable for development in previous versions of the plan. It is low lying, floods every year and has no access other than a road only designed for the existing development – not an extension to it. This should never have been allowed to be included within the plan and should now be included in the Dunsfold Green Gap area. Grattons Chase (the once in a generation extension to the village) was to be the northern boundary for development in Dunsfold (north and east) and Coombebury was resoundingly turned down for this reason by Waverley BC last year. This inclusion proliferates the extension to the village by stealth because we now hear that Coombebury Cottage, and its land is likely to put forward an application for development. In addition, the land immediately to the north of that, Chennels, is the subject of an appeal which has already been rejected and turned down on Appeal. All of these are outside the settlement boundary and which, as I understand it, are in conflict with PO2. Also, I do not follow the argument that there should be no development in the vicinity of

listed buildings. If that principle was followed then there would have been no new building in towns and villages for centuries. It is a matter of sympathetic planning and blending of styles.

NATURAL ENVIRONMENT

Generally, these are acceptable. Much is made of areas of AGLV and ANOB and my comments on the site allocations noted above will impact greatly on the latter if allowed.

INFRASTRUCTURE

This is ill thought out.

1. One assumption made by the consultants is that if Coombebury is allowed, residents would walk to the village centre and the shop. This demonstrates a level of unparalleled naivety. They may walk their dogs around The Common, but they will take the easy option and drive to the shop and centre thereby causing yet more congestion.
2. There are perennial water and sewage problems which has necessitated the closure of roads and parts of The Common. I am yet to be convinced that sufficient work has been carried out to cope with existing demand let alone further development in the village. There must be an embargo on all development until the village is satisfied that this has been carried out.
3. Much talk has been made of improving mobile phone reception and broadband speeds. Until the Parish Council actually does something about this the waffle will continue and nothing will be achieved.
4. Traffic and speeding vehicles through the village continues unabated. Surrey County Council highways believe, somewhat naively, that speeds through the village are largely adhered to. This ignores the fact that Surrey Police carried out a covert survey some years ago which proved that the highest recorded speed in the centre was 83 mph as well as many recorded at well over 60 mph. The speed limits do not cover the settlement boundaries, there is no traffic calming and signage is inconsistent. There has been one fatality and numerous accidents. How long must we wait until another serious incident occurs?

CONCLUSION

While there is much to commend it, this Neighbourhood Plan should be reconsidered particularly as regards site allocations are concerned.

XXXX

XXXX

XXXX

XXXX

XXXX

1st October 2022

Dunsfold Parish Council
Unit 3, The Orchard
Chiddingfold Road
Dunsfold
GU8 4PB

2 October 2022

Dear Sir or Madam

1. I am writing to you with my response in relation to the Regulation 14 consultation on the draft Dunsfold Neighbourhood Plan. My comments are limited to the Springfield site, identified as site HA5.
2. There are many reasons why this site should not be built upon at all, and/or why the number of new houses should be very strictly limited. These are matters of policy and planning that have been the subject of submissions by others, which I fully endorse but do not repeat.
3. My family and I live in Springfield House, one of the two properties immediately adjoining the north-west boundary of site HA5:



4. The field on which construction is proposed runs the entire aspect of my home, as shown by the following photograph, taken from my garden:



5. From my perspective, construction on the Springfield site, in particular in the manner and to the extent now proposed by the landowner, would have a seriously damaging impact on my residential amenity and quality of life.
6. The result of construction on this site would be that the new homes would:
 - (a) look directly into my living room, family room, kitchen, conservatory, two bedrooms and two bathrooms;
 - (b) look directly over my garden;
 - (c) obstruct light to a large part of my property.
7. This would amount to a complete violation of my family's privacy and our right to enjoy our home.
8. What I please ask, therefore, is that if the village is minded to support development on this site, it imposes a condition that (i) a landscaped edge is provided to the perimeter of the development facing the north-west boundary, and (ii) a gap of at least 20 meters is left between the perimeter of the development and the boundary with Springfield House and Bridge House.
9. It is my sincere hope that members of the village will recognise and value the rights and interests of those of their neighbours who will be profoundly affected by the potential development when formulating policy in relation to it.
10. What I am suggesting is, in the context of a 2.5 hectare site, a minor condition that would not stand in the way of the site's development as envisaged by the Draft DNP, but would afford some protection to me and my family from the worst effects of the development in our back garden.

Yours faithfully

xxxxx

xxxxx

A Mill Lane resident. 23.09.22.

Dunstford Future Planning.

1. Dunstford is a VILLAGE. To be kept within its boundaries and not developed into a "Small Town".

2. There is already an ongoing problem with WATER - Thames waters are regularly in the village - ~~for~~ roads up and on/off supply. This, and the ELECTRICITY suggest there is no further room for more development.

3. There should be no further

development north of Grattons Chase. This would divide the village in two (isolating) and ultimately lead to a join up with Hascombe.

4. This is a village and needs
its green and open spaces -
i.e. the land with/ adjoining
Comberton Cottage.
An A.O.D.N.B. would be
excellent in keeping our
village green.

New houses should go where
the facilities are - buses/trains
theatres/sport -.

5. We must support the rural
and country side - not a
developer's greed.



Appendix J: Regulation 14 Draft Plan: Statutory Consultee Submissions

Appendix J: Regulation 14 Draft Plan: Statutory Consultee Submissions



Waverley Borough Council
Council Offices, The Burys,
Godalming, Surrey
GU7 1HR
www.waverley.gov.uk

BY EMAIL ONLY

xxxx@btconnect.com

xxxx

xxxx

E-mail: xxx

Direct line: xxxx

Date: 3rd October 2022

Dear Ms xxxx,

Dunsfold Neighbourhood Plan Regulation 14 Consultation

Thank you for consulting Waverley Borough Council on the Regulation 14 version of the Dunsfold Neighbourhood Plan.

We wish to commend the Parish Council on having reached this stage in the preparation of the Dunsfold Neighbourhood Plan. We have attached a number of comments and suggestions that we hope will be helpful.

As you will see from the attached comments, we would welcome the opportunity to further discuss some of the policies within the Dunsfold Neighbourhood Plan before it is finalised. Please contact the Planning Policy Team at your convenience, to arrange a meeting.

We look forward to working closely with you over the coming months to support the progress of your Neighbourhood Plan to the next stage and ensure it has the greatest chance of success at examination.

Yours sincerely,

xxxx

Interim Planning Policy Manager



Brief Description	Page Number	Para / Policy Number	Comments
General			
<p>Although we note paragraph 3.7, as we highlight in the specific comments below, it is unnecessary to duplicate policies from LPP1, Local Plan 2002 or the emerging LPP2. It is unnecessary to duplicate policies on the same subject matter, unless the Dunsfold Neighbourhood Plan adds an extra level of detail specific to the local features of Dunsfold.</p>			
<p>Throughout the policies within the Plan, there are references to “all development”. We would query whether this is the intention of the Neighborhood Plan. If it is then the Council consider that in some cases the policy requirement may be overly onerous for domestic schemes, e.g. extensions.</p>			
<p>Please note that greater weight will be given to specific policy requirements within decision making. Although supporting text to the policies can add detail or support the implementation of the policy, requirements in the supporting text will not have to be met. We suggest further consideration is given to whether there are any aspects of the supporting text throughout the plan which should be incorporated within the policies.</p>			
<p>Neighbourhood plans should be prepared positively, there a few instances whereby the Plan uses wording which may not be considered to be positively prepared (e.g. will not be permitted/supported). We would encourage you to consider whether alternative wording could be used, to ensure that the Plan is read as being positively prepared.</p>			
<p>Please be reminded that the Neighbourhood Plan (and all relevant documentation) must comply with the requirements of The Public Sector Bodies (Websites and Mobile Applications) Accessibility Regulations 2018.</p>			
Foreword			
Foreword	3	Foreword	<p>The NPPG on Neighbourhood Planning says that neighbourhood plans should be prepared positively. The role of a neighbourhood plan is to plan positively for the future of the area it covers and set out policies to guide future development. Whilst it is right that the neighbourhood plan recognises the planning issues for the parish and the challenges they present may well be one of the drivers for the local community to produce a neighbourhood plan, we are of the view that the general tone of the foreword undermines the role of the neighbourhood plan in planning positively and suggest that further consideration is given to this section of the plan.</p>

Foreword	3	Foreword - Para 6	<p>We understand the local wish for affordable housing to be prioritised for people with a local connection, but question how this will be enforced.</p> <p>Shared ownership funded by Homes England cannot be restricted to households with a live or work connection to the borough, and so will also be unable to be restricted to households with a live or work connection to the Parish. Under Homes England Funding Guidance, unless the scheme is a Rural Exception site, meeting the criteria of Local Plan Policy AHN2.</p> <p>Likewise, affordable homes to rent (for either affordable or social rents) will be advertised on the Council's Choice Based Lettings system, and households across the borough will be able to apply, unless the scheme is a Rural Exceptions scheme.</p> <p>First Homes will be allocated to people with a live or work connection to the borough for the first 3 months of marketing under Government guidance.</p>
1. Introduction			
Factual Correction	8	1.2	<p>The minerals and waste local plans produced by Surrey County Council also form part of the Development Plan; for factual correctness, we suggest amending para 1.2 to make reference to these.</p>
Consistency	8	1.3 & 1.4	<p>We would suggest that the following paragraphs are amended for consistency with the terminology used in national planning guidance:</p> <p>Para 1.3: "To align with the higher level Development Plan strategic policies set out in LPP1 this Neighbourhood Plan has also been prepared to cover the same plan period."</p> <p>Para 1.4: National guidance stipulates that Neighbourhood Plans</p>

			cannot provide for less development than that set out within the strategic policies set out in LPP1 higher level Local Plan, in this case, LPP1.
Development Plan - Factual Correction	8	1.5	<p>The text does not currently reference all documents which make up the development plan (e.g. saved policies from Local Plan 2002 and the Surrey County Council minerals and waste plans).</p> <p>We suggest it may be better to refer to an adopted neighbourhood plan becoming part of the statutory development plan, and that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Reference to the 'Development Plan' will avoid the need to list all documents that make up the development plan.</p>
Query wording	9	1.8	We would query the use of the word 'unsustainable' is appropriate given the strategic policies within LPP1.
Area of Outstanding Natural Beauty (AONB)	9	1.11	The review of the AONB is in progress and therefore the outcome of the review is not known. The assessment of the areas has not yet concluded to identify candidate areas which themselves will be further assessed for desirability. It will then be up to Natural England to consider the evidence and any change to the boundary will be subject to statutory consultation. The neighbourhood plan therefore cannot be based on an assumption that the AONB will be extended to include Dunsfold. For more information on progress: Surrey Hills AONB Boundary Review (surrey-hills-aonb-boundary-review.org).
Factual Correction	9	1.12	<p>The Dunsfold Park Garden Village Supplementary Planning Document (SPD) was adopted in February 2022.</p> <p>Suggest amending the final sentence:</p> <p>"If this arises, the Parish Council will ask WBC should to limit any further increase in Dunsfold's housing numbers."</p>

			Any review of the allocation at Dunsfold Aerodrome/Park and housing number for Dunsfold would require a review of the strategy in LPP1, which would be subject to considerable work, consultation and a public examination.
Qualifying Body	10	1.13	We suggest that careful consideration is given to the wording of this paragraph to ensure that it accurately reflects the fact that the Parish Council, as the qualifying body, retained overall responsibility for preparation of, consultation on and submission of the neighbourhood plan, even though the detail of the process was carried out by the steering group.
Factual Correction	6	1.14	Amend text to: "It will then proceed to an Examination carried out by an independent examiner planning professional employed by the Planning Inspectorate. "
Consistency	6	1.17	There are a number of policies within the emerging LPP2 which will apply to development within or outside settlement boundaries. To ensure that the settlement boundaries, as per the Dunsfold Neighbourhood Plan, are used for the application of such policies we would suggest that the same terminology of 'settlement boundary/boundaries' is used rather than 'settlement area'. We therefore would suggest the text is amended to: "Dunsfold Village" is the area contained within the settlement boundaries area (Figure 1.1).
2. A Portrait of Dunsfold			
Area of Outstanding Natural Beauty (AONB)	12	2.5	Please see above comments on para 1.11.
3. Planning Policy Context			
Development Plan – Factual Correction	15	3.2	As per our earlier comment, the text does not currently reference all documents which make up the development plan

			(e.g. saved policies from Local Plan 2002 and the Surrey County Council minerals and waste plans).
Area of Outstanding Natural Beauty (AONB)	15	3.5	Please see above comments on para 1.11.
Factual Correction	16	Table 3.1	<p>We would query whether this table is intended to be a comprehensive list or a list of what the Parish Council consider to be the relevant documents. If it is the former, then there are a number of Surrey County Council minerals and waste DPDs which are missing.</p> <p>Additionally, given that the Plan is envisaged to last until 2032, it may be worthwhile omitting dates from this table. If the Plan is successful at Referendum, it is likely this section will very quickly become out of date.</p> <p>Although the Neighbourhood Plan does not focus on the area of Dunsfold Park within Dunsfold Parish, it is still within the Neighbourhood Plan area and therefore the list should include reference to the Dunsfold Park SPD.</p>
Factual Correction	16	Table 3.1 – Waverley Borough Local Plan (saved policies)	Amend text to “These will be deleted superseded once the Local Plan Part 2 (below) is adopted.”
LPP2 Policies	17	3.4	<p>As previously discussed and emphasised throughout our comments, it is not considered necessary to duplicate emerging Local Plan Part 2 (LPP2) policies. Until the adoption of LPP2 there are still the retained Local Plan 2002 policies and policies in LPP1, which are compliant with the NPPF.</p> <p>It may be that the policies which are currently in the Pre-Submission version of LPP2 will be amended as part of the independent examination process. Therefore, there could be a difference between the policies in LPP2 (once adopted) and the policies in the Dunsfold Neighbourhood Plan. This could cause problems when assessing and determining planning applications.</p>

			The Neighbourhood Plan could consider removing reference to LPP2 policies and instead, where necessary, to prepare policies which are Dunsfold specific.
4. Vision and Key Planning Principles			
Plan longevity	18	4.1	To ensure that the Plan does not quickly become out of date we would suggest the following amendment: “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 for the Plan period, up to 2032. ”
Consistency	18	PP1	For consistency with LPP1, we would suggest: “PP1: To identify an appropriate amount of land within the Parish for the development of new housing to meet the minimum 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
Area of Outstanding Natural Beauty (AONB)	20	Policy P01: Core Planning Principles	As set out above, the review of the AONB is in progress and therefore the outcome of the review is not known. It is premature to suggest that regard should be given to a decision which has not yet been made. The policy as worded implies that the whole Evaluation Area EA13 will be included in the AONB. The assessment of the areas has not yet concluded to identify candidate areas which themselves will be further assessed for desirability. Please refer to: https://www.surrey-hills-aonb-boundary-review.org/discover .
Settlement Boundaries – Terminology	20	Policy P02: Spatial Development of Dunsfold	There are a number of policies within the emerging LPP2 which will apply to development within or outside settlement boundaries. To ensure that the settlement boundaries, as per the Dunsfold Neighbourhood Plan, are used for the application of such policies we would suggest that the same terminology of ‘settlement boundary/boundaries’ is used rather than ‘settlement area’.

Settlement Boundaries – Definition	20	Policy P02: Spatial Development of Dunsfold	We would query why the Dunsfold Neighbourhood Plan does not appear to amend the settlement boundaries, from that proposed within the emerging Local Plan Part 2. We particularly query why the proposed allocation close to, or adjoining, the settlement boundary are not proposed to be incorporated within the settlement boundaries for Dunsfold. We recommend that further thought should be given to whether amendments to the settlement boundary should be made.
Consistency with national policy	20	Policy P02: Spatial Development of Dunsfold	This policy appears to apply Green Belt level protection to the Countryside Beyond the Green Belt – this approach is not compliant with the NPPF. Additionally, some of the plan's site allocations are in conflict with requirements of this policy – for example HA2: Coombebury which is outside of the settlement boundary/area but is not previously developed land. We would also query the justification for Part c), as it appears to go beyond the NPPF paragraph 80 (a).
Correction of Error	22	4.2	There appears to be a typo within this paragraph.
Query	22	4.3	We would query the rationale behind the inclusion of the figure '3,600' for the number of dwellings proposed at Dunsfold Park; as LPP1 allocates the site for 2,600 new dwellings.
Consistency with national policy	22	Policy P03: To prevent coalescence of Dunsfold settlement with Dunsfold Park	We consider that the first part of the policy is consistent with other coalescence policies. However, the second part of the policy, restricting development to agriculture and/or equestrian uses, is too restrictive given that it covers a large area of land and applies a more restrictive approach than is applied to the Green Belt in national policy – this approach is not compliant with the NPPF.

			We suggest that greater consideration is given to criterion (c) of paragraph 18 in the Dunsfold Green Gap Report which sets out that the proposed Dunsfold Green Gap should ‘be no greater than is necessary to prevent coalescence and to maintain physical and visual separation’. The current proposed Green Gap covers a very large area and does not meet this criterion.
5. Housing			
Terminology	Chapter 5	Chapter 5	We would suggest use of “affordable homes” rather than “social housing” throughout the Plan.
Factual Update	24	5.2	The affordable housing stock as of 1 st April 2022 is 46 Waverley homes and 35 housing association homes.
Housing Figures	24	5.3	We suggest that this paragraph specifies the base date for this data – i.e. “As at 1 April 2022” rather than just “To date” for the avoidance of doubt. The details of the applications which make up the completions and permissions may be better presented in a summary table or set out in full in an appendix to the plan.
Clarity	24	5.4	Suggested amendment: “In light of the latest WBC monitoring data for dwelling construction completions and planning approvals for new dwellings in the Parish, the Neighbourhood Plan needs to allocate land to deliver at least a further 32 dwellings in the period up to 2032.”
Housing Objectives	25	5.10	H1: We would suggest this refers to the ‘minimum’ number of homes required by LPP1 H4: See comments on forward regarding local connection to Dunsfold and affordable housing
Housing	27	Policy H01: Provision of Housing	We are pleased to see that the Dunsfold Neighbourhood plans to meet the minimum identified housing requirement in full.

<p>Housing Allocations – Methodology</p>	<p>Chapter 5</p>	<p>General housing allocations</p>	<p>As previously discussed, all potential sites should be assessed against the following three criteria (suitability, availability, achievability). You should ensure that you have evidence to demonstrate each of these criteria, as otherwise a proposed allocation is likely to be challenged at Examination.</p> <p>We note that Aecom were appointed process to provide an independent assessment of the potential housing sites, and that the process assessed the sites using the Government’s Planning Practice Guidance (PPG). Following this a second stage of assessment was conducted by the Steering Group to take into account Dunsfold’s specific factor; this also took into account public consultation feedback.</p> <p>We are concerned that the site selection process minimises the weight of the assessment conducted by Aecom. Having commissioned this work by Aecom, if the selection in the DNP gives limited weight to the assessment made by Aecom, we would expect this may be challenged at examination.</p> <p>As you will be aware, when assessing the suitability of a site against national and local planning policy, additional local criteria can also be used providing it does not discriminate against one or more particular site and that the same criteria and scoring method is used for each site. We continue to be concerned about some of the ‘Stage 2’ assessment criteria. For example, the ‘Scale’ criteria, where is the justification or evidence for this assessment criteria? A site of 11 dwellings in a suitable location could be more ‘in keeping with character and setting’ than a site of 9 dwellings in an unsuitable location. We would be concerned that this criterion, amongst others, could be challenged at Examination.</p> <p>We are also concerned that in some instances the RAG scoring appears to be incorrect or inconsistent. For example, the ‘Land Use’ scoring details that 100% previously developed sites will be scored ‘Green’, mixed brownfield and greenfield land will be scored ‘Amber’ and 100% greenfield sites will be</p>
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			<p>scored 'Red'. Taking this into account, DNP3 (Wetwood Farm Poultry) is described as "a mixture of greenfield and redundant agricultural land" this means the site is 100% greenfield. Accordingly, using the agreed scoring definitions it should be rated 'Red' however the Site Assessment Report states a 'Green' rating. We would suggest that all the site assessments are checked for any discrepancies.</p> <p>Whilst we understand the decision to consult and collaborate with the Dunsfold community on sites proposed for allocation within the Dunsfold Neighbourhood Plan, it has to be recognised that proposed allocations must have planning justification not just local support. Given our comments, we would welcome the opportunity to discuss the site assessment criteria and the proposed allocations with you in further detail.</p>
Housing Allocations	-	General housing allocations	There are a number of site-specific requirements set out in the supporting text, if these are considered necessary to make the development acceptable at the proposed allocations then these should be included within the specific allocation policies themselves (e.g. within HA1).
Housing Allocation HA1: Alehouse	29	Housing Allocation HA1: Alehouse	<p>This site is within the Countryside beyond the Green Belt and the AGLV; it adjoins the existing settlement and allows for access the key service and facilities within the village. It is also located within the Conservation Area and is in close proximity to listed buildings.</p> <p>We are concerned that the policy lacks detail and does not currently recognise key constraints of the site e.g. potential impact on heritage assets. This site is located within the Conservation Area and is considered to contribute to its significance through adding to the sense of openness, space, rural tranquillity and connection to the villages agricultural past, which has been diluted though the building of several houses to the rear of the ribbon development.</p>

			<p>The listed buildings' significance lies predominantly in the evidential value of their historic fabric but also with their illustrative value with regard to the social history of the locality and their aesthetic valued as visually attractive buildings. There does not appear to be any direct link between the field and the adjacent listed buildings in terms of function or ownership but it does form part of the their setting as it is the dominant element in outward views from the rear and form part their rural setting.</p> <p>We would recommend undertaking an assessment of the heritage assets impacted to ascertain their significance and pick up any issues that should be put into a policy/design code. Please see guidance from Historic England on site allocations: https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans/</p> <p>We suggest that evidence should be provided as to why the site is specifically allocated for retirement dwellings and the number which it has been allocated for – is this viable? We also suggest that the Policy itself should be clear that the allocation is for C3 dwellings.</p> <p>We would also query whether the reference to a lower density of housing being necessary, in paragraph 5.24, give doubt to the achievability of 4 dwellings on this site.</p>
Housing Allocation HA2: Coombebury	30	Housing Allocation HA2: Coombebury	<p>We consider this site is a suitable proposed allocation. Although within the Countryside beyond the Green Belt and the AGLV, this site adjoins the existing settlement and allows for access the key service and facilities within the village.</p> <p>We would query whether the proposed allocation of 12 dwelling is consistent with paragraph 125 of the NPPF, in particular in relation to the 'efficient use of land'. It may be that the Neighbourhood Plan wishes to express the allocation as an 'at least' figure.</p>

<p>Housing Allocation HA3: Wetwood Farm</p>	<p>30</p>	<p>Housing Allocation HA3: Wetwood Farm</p>	<p>This site is located within the Countryside beyond the Green Belt and the AGLV; it is also located some distances from the existing settlement areas.</p> <p>It is noted that as per the supporting text, the allocation of 7 dwellings at this site is in addition to the 5 units already permitted.</p> <p>We are concerned that the allocation of this site conflicts with other principles/policies within the Neighbourhood Plan – for example paragraph 5.18 states that the allocated sites “seek to maximise the use of previously developed land and land not used for agriculture within or well related to Dunsfold Village.”. This site is not PDL, and it is arguable that this site is not well related to the existing settlement.</p> <p>If the site is greenfield/agricultural, in policy terms, it will be difficult to justify new housing on the site. It is not clear whether the additional seven units will be achieved via further conversion of buildings or will result from the construction of new buildings. It may be possible that further conversion on the site is suitable. We would suggest further consideration on the suitability of this site is undertaken. We would refer you to consider paragraph 79 NPPF.</p>
<p>Housing Allocation HA4: The Orchard</p>	<p>31</p>	<p>Housing Allocation HA4: The Orchard</p>	<p>We understand that part of the site is currently in employment use and is therefore potentially PDL. As detailed by Aecom, the site may be suitable for conversion. Any loss of employment would need to comply with Policy EE2: Protecting Existing Employment Sites in LPP1.</p> <p>We note that there has been a granted planning permission on this site (WA/2022/00606) for the erection of 2 dwellings with detached garages, following demolition of existing commercial storage building.</p>

Housing Allocation HA5: Springfield	31	Housing Allocation HA5: Springfield	<p>We consider this site is a suitable proposed allocation. Although within the Countryside beyond the Green Belt and the AGLV. The site does not directly adjoin the existing defined settlement but allows for access to the key service and facilities within the village.</p> <p>We would query whether the proposed allocation of 10 dwelling is consistent with paragraph 125 of the NPPF, in particular in relation to the 'efficient use of land'. It may be that the Neighbourhood Plan wishes to express the allocation as an 'at least' figure.</p>
Conflict with other neighbourhood plan policies	32	Policy H02: Self-Build Houses	<p>Is it the intention that these will be supported outside of the settlement boundary or only within the settlement boundary. If it is the former, then there is conflict with Policies P02: Spatial Development of Dunsfold and H03: Windfall Sites.</p> <p>We would also note that national policy and guidance does not distinguish between self/custom build and therefore we do not consider the detail within paragraph 5.29 is appropriate.</p>
Windfalls - Conflict with other neighbourhood plan policies	32	Policy H03: Windfall Sites & Para 5.30	<p>This appears to conflict with Policy P02: Spatial Development of Dunsfold as they set out different requirements for development outside of the village/settlement area.</p> <p>The approach of this policy appears to be inconsistent with national policy (NPPF) in a number of ways. The first part of the Policy suggested that the redevelopment of brownfield sites should only be acceptable within the settlement boundary – this approach is beyond that of even Green Belt policy.</p> <p>The second paragraph of the Policy implies that any proposed dwelling outside the settlement boundary should be considered an isolated home. This is contrary to the argument being presented elsewhere within the Dunsfold Neighbourhood Plan.</p>

			<p>Additionally, some of the plan's site allocations are in conflict with this policy – for example HA2: Coombebury which is outside of the settlement boundary/area.</p> <p>The definition of windfall sites given in the NPPF is: 'Sites not specifically identified in the development plan'. The specific requirement in Policy H03 and para 5.30 for sites to be previously developed and within the settlement boundary to be considered as windfall sites is therefore not consistent with national policy.</p>
Windfalls	33	5.31	<p>The paragraph appears to set additional expectations for windfall sites. We would expect that any requirement would be contained within policies, rather than supporting text. It is not clear how the windfall proposals would be able to demonstrate general conformity with the Site Selection Principles.</p>
Housing Mix	33	Policy H04: Mix of Housing Size	<p>It is not clear whether Dunsfold Neighbourhood Plan is proposing a different approach to housing mix to that proposed in LPP1 Policy AHN3. We would welcome clarity on this matter.</p> <p>We understand the reasoning for including reference to the need for home working space within the second part of the policy; however, we query what the requirement is and how this will be applied in practice. For example, some may view a dining room table as an adequate home working space whereas another may view that an independent office is required. We also query the impact of this part of the Policy on viability.</p>
Housing Mix	33	Para 5.32/Table 4.1	<p>LPP1 Policy AHN1 requires the mix of dwelling types, sizes and tenure split to reflect the type of housing identified in the most up to date evidence of housing need.</p> <p>The latest needs evidence for affordable housing is the Waverley Housing Affordability Study 2021 which</p>

			<p>differentiates the recommended bed size mix for rented and affordable home ownership homes:</p> <table border="1"> <thead> <tr> <th></th> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4+ bed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Affordable home ownership (First Homes, shared ownership and shared equity) mix</td> <td>20%</td> <td>50%</td> <td>25%</td> <td>5%</td> <td>100%</td> </tr> <tr> <td>Affordable housing (for social and affordable rent) mix</td> <td>40%</td> <td>30%</td> <td>25%</td> <td>5%</td> <td>100%</td> </tr> <tr> <td>Overall affordable housing mix</td> <td>30%</td> <td>40%</td> <td>25%</td> <td>5%</td> <td>100%</td> </tr> </tbody> </table> <p>It is not clear whether Dunsfold Neighbourhood Plan is proposing a different approach to affordable housing mix to that proposed in LPP1 Policy AHN3. We would welcome clarity on this matter.</p>		1 bed	2 bed	3 bed	4+ bed	Total	Affordable home ownership (First Homes, shared ownership and shared equity) mix	20%	50%	25%	5%	100%	Affordable housing (for social and affordable rent) mix	40%	30%	25%	5%	100%	Overall affordable housing mix	30%	40%	25%	5%	100%
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Overall affordable housing mix	30%	40%	25%	5%	100%																						
Housing Mix	33	Para 5.34	See above for affordable housing mix as per Affordability Study 2021 rather than 2015 SHMA																								
Clarity	33	Para 5.37	<p>Suggest amendment:</p> <p>“Of the 68 units already approved, 28 are affordable. At 42% this is significantly higher than the minimum 30% required by WBC in LPP1 Policy AHN1.”</p>																								
6. Natural Environment																											
Habitats and Biodiversity	36	Policy NE01: Habitats and Biodiversity	The first part paragraph of the policy as currently worded is not consistent with paragraph 180a) of the NPPF. Para 180a)																								

			<p>sets out that where significant harm to biodiversity cannot be avoided, mitigated or compensated for, then planning permission <i>should be refused</i>.</p> <p>Is it the intention of this policy to bring in the requirement in the Environment Act for biodiversity net gain early, or at a different level than the Environment Act? The policy does not specify the level of biodiversity net gain being required or how this will be assessed. What is the evidence for introducing a different requirement to the Environment Act?</p>
Trees, Woodland, Hedgerows and Landscaping	37	Policy NE02: Trees, Woodland, Hedgerows and Landscaping	<p>We query the justification for this Policy, as it appears to go beyond NPPF, LPP1 and LPP2 policies on trees, woodland, hedgerows and landscaping. Perhaps it would be useful to amend to: “Where appropriate, development of any site within Dunsfold should respect the rural nature of the village and:...”</p> <p>We would also query what justification or evidence is provided to support that garden space should be in excess of the minimum sizes being proposed within the emerging LPP2.</p> <p>It is unclear to what type of development proposals the final paragraph applies to. We also suggest final paragraph is amended: “...possible appropriate, should comprise native species” to reflect that native species may not always be the most appropriate solution.</p>
Flood Risk, Sustainable Drainage Systems and Water Management	38	Policy NE03: Flood Risk, Sustainable Drainage Systems and Water Management	<p>Is it the intention that the second part of the policies applies to all development proposals (i.e. including householder applications for extensions etc.), or should this refer specifically to development proposals for new dwellings?</p>
Light Pollution and Dark Skies	38	Policy NE04: Light Pollution and Dark Skies	<p>The wording of the policy should clarify whether it refers to just outdoor lighting or indoor lighting as well. It is also not clear how Officers would be expected to assess and apply this Policy.</p>

			As above, is it the intention that this applies to all development proposals (i.e. including householder applications for extensions etc.), or should this refer specifically to development proposals for new dwellings?
Noise Pollution	39	Policy NE05: Noise Pollution	<p>We query the requirement of this Policy, specifically as to what is defined as an 'adverse noise impact'.</p> <p>We consider that in regards to construction hours, it is more appropriate for this to be considered when assessing a planning application, and if appropriate apply a condition on a case-by-case basis.</p>
Noise Pollution	39	6.19	The paragraph appears to set out that certain types of development will be supported (noise reducing measures), we suggest that this support would be better set out within policy rather than in supporting text.
7. Environment, Sustainability and Design			
Dunsfold Village Design Statement	41	ES01: Character and Design	The status of the Dunsfold Village Design Statement is adopted guidance, therefore the appropriate requirement in the policy would be for development to "have regard" to the design statement.
Dunsfold Village Design Statement	42	ES02: Landscape and Visual Impact	The status of the Dunsfold Village Design Statement is adopted guidance, therefore the appropriate requirement in the policy would be for development to "have regard" to the design statement.
Dunsfold Village Design Statement & Permitted Development	42	ES03: Design Standards	<p>The status of the Dunsfold Village Design Statement is adopted guidance, therefore the appropriate requirement in the policy would be for development to "have regard" to the design statement.</p> <p>We would welcome early discussions with the Parish Council regarding a review of the Village Design Statement as this is adopted as Supplementary Planning Guidance (SPG) and we will need to plan this into our workstreams.</p>

			<p>With regards to part (j), we note that many of these are permitted development and therefore the neighbourhood plan policy would not be applied to these development types.</p> <p>Typo in point (k) – missing ‘be’ after ‘should’.</p>
Space Standards	43	ES04: Space Standards	<p>This repeats Policy DM5 within the emerging LPP2. We, therefore, recommend its removal.</p> <p>Additionally, the National Space Standards can only be introduced by a Local Plan, as stated in the March 2015 Ministerial Statement. In view of this, the Council do not consider that adherence to the National Space Standards can be a requirement of a neighbourhood plan policy. – the emerging Local Plan Part 2 requires the NDSS to be met and this has been tested through a viability assessment.</p>
Public Realm	44	ES05: Public Realm	<p>This repeats aspects of Policy DM6 within the emerging LPP2, we would query whether the Policy provides any further level of detail specific to Dunsfold.</p> <p>Suggest that (c) is amended to say “Native species should be utilized where possible appropriate” to reflect that native species may not always be the most appropriate solution.</p>
Creation of Safe Public and Private Spaces	44	ES06: Creation of Safe Public and Private Spaces	<p>This largely repeats DM7 within the emerging LPP2. We would therefore recommend its removal.</p> <p>We note that this policy omits part (d) of emerging Policy DM7 which covers appropriate lighting – this is necessary for safer places.</p>
Heritage	45	ES07: Heritage Assets	<p>This policy is very generic and there are already strong national and local policies on heritage, in addition to special statutory duties to consider impacts on listed buildings and conservation areas. We suggest that instead of repeating these, it would be advisable for the policy to focus on locally</p>

			<p>specific issues and highlighting and protecting specific local characteristics, such as boundary treatments.</p> <p>Buildings of Local Merit are, under the NPPF, considered to be non-designated heritage assets however they can also be identified during the course of a planning application. Consider changing the wording to <i>'Development affecting designated heritage assets including Statutory Listed Buildings and Conservation Areas, and non-designated heritage assets including Buildings of Local Merit and Heritage Features should...'</i> to provide greater clarity.</p> <p>Both Conservation Area's within the Neighbourhood Plan Area have up to date Conservation Area Appraisals, yet only the Dunsfold Conservation Area Appraisal is mentioned. The conservation area appraisals are a good starting point for identifying specific characteristics.</p>
Design	45	ES08: Sustainable Design	<p>We suggest revision of the final paragraph to take account of the following:</p> <ol style="list-style-type: none"> 1. Whilst the Historic England advice is a fantastic resource, it is only one of many documents/sources which historic building owners should be referring to for advice. 2. The Building Regulations (part L) state that listed buildings and buildings within a conservation area do not need to fully comply with the energy efficiency requirements where to do so would unacceptably alter the building's character and appearance. Also, that historic and traditional buildings (regardless of whether they are listed or in a conservation area) should only be improved if doing so will not cause long-term deterioration of the building's fabric or fittings. <p>This is important because if retrofit is carried out without due care and attention to the special interest, appearance and/or construction of a building of traditional construction, it can</p>

			cause irretrievable harm and will often be incompatible with the original construction causing damp etc.
ASVI	46	ES09: Areas of Strategic Visual Importance	<p>The policy seeks to designate the areas stated as ASVIs but does not set out the policy which would apply to these areas – is it the intention that the Local Plan Part 1 policy on ASVIs (Policy RE3) would apply to these areas? If so, the designated areas are not well suited to Policy RE3, which is designed to relate to designated areas of land rather than views from a footpath. Policy RE3 would only apply to the designated areas i.e. the footpaths, rather than the views from the designated areas.</p> <p>Additionally, LPP1 and Policy RE3 do not identify a need to designate ASVIs within Dunsfold. It may be that the Dunsfold Neighbourhood Plan wishes to considered using a local designation which is focussed on views, rather than ASVIs. The Godalming and Farncombe Neighbourhood Plan and Bramley Neighbourhood Plan have used this approach.</p>
8. Employment and Business Support			
Employment	48	Policy EB01: Local Employment Space	Suggest reconsidering the wording of the second part of the policy – this could either say “new business development will not be supported if they” or flip this to be worded positively e.g. “new business developments will be supported where they: (a) do not involve heavy use of HGVs; (b) do not pollute the air or water;...”. The use of the word ‘discourage’ also does not provide any certainty about how proposals will be considered.
Equestrian Related Development	49	Policy EB02: Equestrian Related Development	Where the policy relates to equestrian enterprises, it should be consistent with paragraph 84 a) of the NPPF which sets out: “Planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings”.

Communications	50	Policy EB03: Communications	We would query whether this policy set out support for proposals which would improve digital communications or whether it is a 'wish list' item. Policies can only be applied where planning applications come forward. If it is the latter then this could be moved to a separate section which sets out non-land use issues – see example in Godalming and Farncombe Neighbourhood Plan (Chapter 10).
Advertisements	50	Policy EB04: Advertisements	<p>We would refer to our earlier informal comments made on this Policy. For clarity, we would suggest the following amendment: “The Parish of Dunsfold is within an Area of Special Control of Advertisements...”</p> <p>We would also we would urge consideration of the NPPG in relation to advertisements, which states (emphasis applied by the Council):</p> <p><i>“What additional considerations may apply when considering applications for sign posting in rural areas?</i></p> <p><i>In dealing with applications for ‘advance signs’, to be sited off highway land, directing potential customers to businesses or tourist attractions in scenically attractive rural areas, local planning authorities need to bear in mind that appropriate sign-posting can benefit the local economy and reflect this through the decision-making process.</i></p> <p><i>If consent for such signs has to be refused on amenity or public safety grounds, efforts should be made, where practicable, to suggest an alternative site or sign and to co-operate with the applicant in devising a sign posting scheme which is acceptable in the locality.”</i></p> <p>In taking this into account, it may be worthwhile reconsidering aspects of this Policy, to allow for appropriate signposting that may not qualify as being “essential for highway safety”. We suggest also reviewing the Waverley Shopfront Guidance to</p>

			<p>assess whether anything additional from a heritage perspective should be included in the policy.</p> <p>The policy refers to the Conservation Area, however there are two Conservation Areas within the neighbourhood plan area, both of which are within the Area of Special control of Advertisements</p>
9. Transport and Getting Around			
Highways and Traffic Calming	52	Policy TG01: Highways and Traffic Calming	<p>Measures to manage the speed of traffic and reduce speeds are unlikely to constitute development and/or require planning permission – these aspects of the Policy could be moved to a separate section which sets aspirations regarding out non-land use issues.</p> <p>The final section of the Policy appears very similar to that proposed within TG02.</p>
Sustainable Transport	53	Policy TG02: Sustainable Transport	No comments.
Parking	53	Policy TG03: Car Parking Standards	<p>This policy as drafted does not provided an indication of what is determined to be 'appropriate' provision and would be difficult to apply. LPP1 includes a strategic policy on car parking standards. To strengthen this Policy we would suggest referring to existing car parking standards. We would suggest useful starting point may to look at the Chiddingfold Neighbourhood Plan whereby there is a policy on this matter.</p> <p>We also note that Building Regulations Part S bring into force new requirements regarding electric vehicle charging.</p>
Bus Services	54	Policy TG04: Improved Bus Services	Unless required in connection with a development proposal, the provision of a bus service is not a land use matter - this could be moved to a separate section which sets out aspirations regarding non-land use issues
10. Recreation, Leisure and Wellbeing			

Community and Leisure Facilities	56	Policy RL01: Community and Leisure Facilities	The intention of this Policy is support. However, we would suggest that this Policy should be checked for consistency against LPP1 Policy LRC1 as they appear to cover very similar aspects.
Assets of Community Value	57	Policy RL02: Retention of Assets of Community Value	We would suggest that this Policy should be checked for consistency with the NPPF, NPPG guidance and Assets of Community Value legislation. The latter part of the Policy appears aspirational and is not clear how it would be applied when determining planning applications, and we would suggest moving it to the supporting text.
11. Infrastructure and Delivery			
Infrastructure Delivery	59	Policy ID01: Infrastructure Delivery	We would emphasise that this Policy should be checked for consistency with the Local Plan, NPPF and relevant NPPG guidance.
Dunstable Surgery	60	Policy ID02: Dunstable Surgery	We would query whether these policies are set out support for proposals which would improve facilities or are they 'wish list' items. Policies can only be applied where planning applications come forward and is not clear how it would be applied when determining planning applications. If the intention is the latter, then this could be moved to a separate section which sets out non-land use issues.
Mobile Phone Masts	60	Policy ID03: Mobile Phone Masts	
Broadband	60	Policy ID04: Broadband	
Power Supply	60	Policy ID05: Power Supply	
Wastewater Capacity	61	Policy ID06: Wastewater Capacity	If you have not already done so, we would recommend that you discuss and gain a view from relevant statutory bodies on this Policy.
Renewable Energy	61	Policy ID07: Renewable Energy	We would query the justification and reasoning for proposal only being supported at a domestic scale and whereby "intended primarily to meet the electricity demands of the applicant's property", the Policy may be considered overly restrictive. This Policy also appears to be at odds with the text contained within paragraph 11.12 which suggests that "Proposals for

			renewable energy generation will be supported within Dunsfold". Whereas currently, ID07 only supports very specific types of proposals.
Factual Correction	61	11.13	It is factually incorrect to state that infrastructure is only funded by two sources (CIL & Section 106), we would suggest this reference is removed.
Factual Correct	61	11.13	We would suggest the definition is amended to the following, as per the Developer Obligation NPPG: "Section 106 Legal Agreements ensure that financial and other contributions are obtained to mitigate the site specific impacts resulting from any development assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. "
CIL	61	11.14	For factual correctness we would advise the following change: "The CIL for Waverley Borough came into effect on 1 March 2019 and is chargeable as per the uses included within the adopted Charging Schedule required for all residential dwellings and new retail floor space. "
CIL	62	11.15	It is unclear what is meant by this paragraph. Dunsfold Parish Council have the responsibility to decide how Neighbourhood CIL is spent, in accordance with the CIL Regulations. However, Dunsfold Parish Council cannot determine how strategic CIL funds are spent.
Factual Correction	62	11.17	It is factually incorrect to suggest that all new development will be required to pay CIL.
S106	62	11.18	It is not appropriate to state that WBC will consult with Dunsfold Parish Council when negotiating a S106 agreement (or other agreements) for major development. The legal requirement for a S106 agreement is only necessary to make a development proposal acceptable in planning terms that would not otherwise be acceptable. Local planning authorities have a duty to consider whether otherwise unacceptable

			development could be made acceptable through the use of conditions or planning obligations. As a S106 is a legal agreement between the LPA and the applicant/developer it would not be appropriate to have the involvement of other third parties. However, the Parish Council does have the opportunity to input into the types of infrastructure required through consultation on the Waverley Infrastructure Delivery Plan (IDP).
Infrastructure Delivery Plan (IDP)	62	11.19	<p>We are supportive of Dunsfold Parish Council preparing an IDP to support the allocation/expenditure of Neighbourhood CIL funds. This will improve accountability of expenditure at a later date.</p> <p>It does appear that an attempt to list priority of CIL spending has been made within paragraph 11.4 but it is not clear how this would interlink with the production of a future IDP document.</p> <p>However, it should be noted that Strategic CIL funds are allocated and spent by the Borough Council in accordance with the agreed governance process.</p>
Glossary			
Please review to ensure that all definitions are consistent with the NPPF and/or Planning Practice Guidance. In particular, we have noted that the definitions for custom-build and self build housing (the NPPF and national legislation does not distinguish between the two) and windfall development are different to the NPPF definitions.			

Email: xxxxx@surreycc.gov.uk



Dunsfold Parish Council,
Unit 3, The Orchard
Chiddingfold Road,
Dunsfold,
Surrey,
GU8 4PB

Environment, Transport,
and Infrastructure
Spatial Planning Team
Surrey County Council
Quadrant Court
Woking
GU22 7QQ

Sent by email to: xxx@btconnect.com

28 September 2022

Dear Sir or Madam

Surrey County Council Response to the 2022 Dunsfold Neighbourhood Plan 2013-2032 Regulation 14 Draft

Thank you for consulting Surrey County Council on the draft Dunsfold Neighbourhood Plan. Our comments are set out below and relate to Flood Risk, Heritage, Countryside Access and Transport.

Flood Risk, Sustainable Drainage Systems and Water Management

The first part of policy NEO3 on the criteria for submitting a Flood Risk Assessment is a repeat of National Planning Policy Framework (NPPF) footnote 55. Reference could be made back to the NPPF i.e. a Flood Risk Assessment is required as defined in footnote 55 of the NPPF.

We would suggest the following wording changes for the second part of policy NEO3:

Surface water should be managed and discharged in accordance with the Drainage Hierarchy (the hierarchy could be listed here if more detail is required)

All development proposals must **include** ~~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~~ **unless there is clear evidence that this would be inappropriate. Such**

measures could include but are not limited to:

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

Where possible sustainable drainage systems should provide multifunctional benefits.

We would suggest the following wording changes for paragraph 6.14:

6.14 Proposed developments must not be at risk of flooding **from all sources** or increase the flood risk elsewhere.

The second sentence of paragraph 6.14 is a repeat of our policy suggestion above and hence we would suggest it is deleted.

Heritage

We are pleased to see the inclusion of policy ESO9 covering areas of strategic visual importance.

Policy ES07 on heritage assets appears largely to cover only designated features. We would suggest that the wording is changed to make it clear that non-designated heritage assets – for example locally listed buildings or Areas of High Archaeological Potential – are also considerations within the planning process and need to be accorded the appropriate weight when applications are considered. Applicants are advised to consult the Historic Environment Record at Surrey County Council for more information about undesignated heritage assets.

Any sites allocated for development that are over 0.4ha in size will require archaeological assessment in line with the Waverley Local Plan policies.

Countryside Access

We note in policy TGO1 that proposals that enhance existing and provide new footpaths and bridleways will be supported. The Surrey County Council Countryside Access team would be happy to consider any specific schemes within the relevant legislation and work with the Parish to explore the viability and value of any improvements.

Transport

Surrey County Council do not have any specific comments regarding the proposed sites. However, it should be noted that the sites allocated for development will need further assessment at the planning application stage in the form of a transport statement/assessment and travel statement/plan, demonstrating that the highways and transport implications of the development accord with both National and Local Plan policy.

I hope these comments are helpful. If you require further information, please contact Nikki Nicholson at nikki.nicholson@surreycc.gov.uk.

Yours sincerely,

xxxxxx
Principal Planning
Officer Surrey County
Council

Date: 04/10/2022

Our reference: Reg14DunsfoldNP_CB_MW

By email: xxxx@btconnect.com

Dear Dunsfold Parish Council,

Re: Dunsfold Neighbourhood Plan 2013-2032 Regulation 14 Draft July 2022

Thank you for this opportunity to comment on the above planning application. This representation is provided in view of Surrey Wildlife Trust's position on the ecological issues involved, climate change and our over-arching mission to recover nature/biodiversity.

Surrey Wildlife Trust is the only local organisation dedicated to ensuring Surrey is a place where both abundant wildlife and people can live and thrive together. Guided by a collaborative vision where we all play a part in connecting nature, we provide expert advice and guidance to land owners and managers, making sure the land we look after leads by example, while inspiring and educating people and organisations across the county on what they can do. By doing this we will create a Surrey that is full of diverse and abundant wildlife, where nature is at the heart of individual choices, corporate decisions, and local economic and policy making. One that helps tackle the ongoing climate emergency, while supporting the health and wellbeing of all who live here.

As a local charity founded 60 years ago on the passion and drive of volunteers, we channel this energy today, alongside our technical expertise, to bring together the diverse skills needed across the county. As we are one of 46 wildlife trusts that form The Wildlife Trusts, we have both a local and national perspective on the issues affecting wildlife and people.

On the basis of the available information, we have a number of recommendations to make. Our position is summarised below.

Protected Species

Dunsfold is a sensitive ecological location for Barbastelle and Bechstein Bat, European Protected Species (Annex II) under the Conservation of Habitats and Species Regulations 2017, which are notably rare and particularly sensitive to light. They are known to forage/breed within Chiddingfold SSSI, which is located within the designated Neighbourhood Plan Area (NPA). A number of protected species licences have been issued by Natural England within the wider NPA and certainly in and around the village core; including not just for Bats (and specifically Barbastelle; confirming this species uses area where new housing development is proposed); but also Great Crested Newt.

Therefore, we strongly advise that any development proposals within the NPA needs to consider not just the direct lighting impacts of development, but also impacts to habitat connectivity caused by lighting. Furthermore, guidance provided by Bat Conservation Trust sets out that the core sustenance zone for Barbastelle is 6km and Bechstein is at least 3km and highlights ways to boost connectivity is through streams; corridors; and hedgerows used

for commuting (for Bechsteins) and commuting along riparian corridors and treelines (Barbastelles). This highlights just how important it is for the area to remain dark, particularly given that the wider area beyond the red line boundary of the NPA is designated an international dark sky zone.

The *Dunsfold Neighbourhood Plan 2013-2032 Regulation 14 Draft July 2022* document policy NE01 makes reference to “no loss of bat commuting or foraging routes or fragmentation either due to direct land take or disturbance from lighting” and draft policy NE04 relates to light pollution and dark skies. We advise the policies should go further and no lighting across key bat foraging habitat should be allowed. Further, we advise that every development, including windfall sites, within the Dunsfold Neighbourhood Plan should be required to provide a sensitive lighting plan to ensure key foraging/commuting habitat remains unlit.

We further suggest amended wording to policy NE01 as follows:

“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 **habitat** for bats, appropriate design ~~and mitigation~~ should be put in place **to ensure that key habitat is not directly or indirectly adversely impacted by the development proposals.**” Note, The Trust believes that avoidance of negative impacts to key habitat is the only appropriate outcome in such scenarios. However, if the policy moves forward in its current format, we would advise that wording be amended to reflect the mitigation hierarchy. **“If negative impacts to key habitat cannot be avoided, this should be mitigated.** Design avoidance and mitigation could include, but not **be** limited to, retaining and limiting light spill onto key features within or outside of the boundaries of the development site”. We also note there is no reference in the policy relating to roosting habitat for Bats, i.e. trees. If any trees are to be lost, they would first need to be surveyed by a suitably qualified ecologist to determine their roost suitability and felling only proceed in accordance with their advice.

Protected Habitat

The NPA include Chiddingfold SSSI and local sites of nature conservation importance (SNCI). As referenced above, the draft neighbourhood plan includes a number of natural environment policies. Within policy NE01, it is stated that “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.” The Trust opposes any development proposal that has a detrimental impact on any protected habitat. We would advise the wording of this policy to closely align with the policy wording of para 180 of the National Planning Policy Framework (NPPF) i.e. development likely to have an adverse impact on a SSSI should be refused with only one exception that the benefits of the development in the location proposed clearly outweigh its likely impact on the features of the site that make it of special scientific interest.

We would also advise the inclusion of Lowland Mixed Deciduous Woodland Habitat of Principal Importance, not just Ancient Woodland, in the policy, which is protected under section 41 of the Natural Environment and Rural Communities Act, 2006.

The draft Dunsfold Neighbourhood Plan does not appear to make reference to any SNCIs. SNCIs are selected as they contain features that are of high conservation value at the local level and indeed may have as much, if not more, value as SSSIs, which were selected and designated to be a representative example of habitats of value. Dunsfold Green and Dunsfold Common SNCI is located within the red line boundary of the NPA. This SNCI is some 28.9 ha in size and the whole area contains nationally rare flora and fauna and is selected for the presence of these species.

Further biodiversity considerations

Biodiversity Opportunity Areas (BOA) represent those areas where improved habitat management, as well as efforts to restore and re-create Priority habitats will be most effective in enhancing connectivity to benefit recovery of Priority species in a fragmented landscape.

The SEA produced to inform the draft document rightly states that if the proposed allocation sites are cleared, this will lead to fragmentation of the landscape. We advise that the Dunsfold Neighbourhood Plan makes reference to the importance of BOAs for the area. More information can be found at [WORKING GROUPS \(surreynaturepartnership.org.uk\)](http://surreynaturepartnership.org.uk). Specifically, the objectives and targets of the most relevant BOAs LW01 (Appendix 8) and WG05 (Appendix 7) should be referenced within the document. This should ensure important habitat for a number of key species are not just maintained, but also restored.

ES3 of chapter 7 makes reference to the creation of green corridors. Cross-referencing to above mentioned BOAs may be considered useful and would help link a number of national and local sites.

We note from policy NE01 D) that reference is made to biodiversity net gains. A specific measurable figure has not been included within the policy. The Environment Act requires a 10% biodiversity net gain and reference should be made to this at para 6.10. The Trust supports Surrey Nature Partnership's recommendation for Local Planning Authorities to adopt a minimum 20% Biodiversity Net Gain policy, which is considered appropriate and necessary for Surrey¹.

Policy NE02 states that "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." For Biodiversity Net Gain, the Environment Act states that long-term management is 30 years, so we would advise that long-term management in this context reflects this. The policy also states where possible, new landscaping should comprise native species. We recommend the policy wording be amended to "...native species or locally appropriate climate change-resilient species preferred".

We also support a bio-secure policy to prevent the introduction of harmful organisms to the local area to minimise the risk of transmission of disease to native plant species.

¹ [recommendation-for-20-bng-in-surrey_snp-november2020_final.pdf \(wordpress.com\)](https://www.surreynaturepartnership.org.uk/recommendation-for-20-bng-in-surrey_snp-november2020_final.pdf)

Within Chapter 7, draft policy ES03 relates to design standards. The policy in our view should be ambitious when it comes to considering biodiversity and reference could usefully be made to proposals including measures to support a number of species e.g. included integrated swift brick/bat boxes or other appropriate measures and incorporating green rooves.

We also recommend the Neighbourhood Plan resisting fossil fuels i.e. natural gas within the NPA, given its geospatial relevance.

We hope the above comments are helpful.

Kind regards,

xxxxx- Conservation Officer

Date: 28 September 2022
Our ref: 404171



Waverley Borough Council

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir/ Madam

Dunsfold Neighbourhood Plan – Reg 14 Consultation.

Thank you for your consultation on the above dated 10 August 2022

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft Neighbourhood Plan.

We have no comments to make on the site allocations, particularly as this Plan is not allocating development sites within 5km of designated sites and indeed all sites are outside of the 7km reach of the Wealden Heaths Phase I & II Special Protection Area (SPA).

We note that the draft Neighbourhood Plan identifies a further potential allocation of 35 dwellings with an initial target of 32 to secure. This is following the 68 which have already been completed or approved, seeking to meet the overall target of 100 new dwellings as per the Local Plan allocation. Natural England cannot fully rule out a potential risk to the environment, including Chiddingfold Forest SSSI and the Area of Great Landscape Value, but note consideration has been made to allocate sites outside of these designations.

I would like to take this opportunity to highlight that any proposed site allocations within, or in proximity of the Surrey Hills Area of Outstanding Natural Beauty (AONB) will need to consider impacts upon this designation. It may be useful to consult the AONB partnership on these proposals.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely,

XXXXX
Lead Adviser – Sustainable Development
Thames Solent Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>



Historic England

Dunstable Parish Council

Our ref: PL00786762

dxxxx@btconnect.com by email only

3 October 2022

To whom it may concern:

Re: Dunstable Neighbourhood Plan Regulation 14 consultation

Thank you for consulting Historic England on the Regulation 14 draft of the Dunstable Neighbourhood Plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process.

We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of the neighbourhood plan area features throughout. In this letter I set out our primary general comments below and append a table of more detailed comments and suggestions.

Primary general comments

G1. We do not object to allocation policy HA1; however, the language in this policy needs to be tightened to make it clear what mitigation measures are required to make development at that location acceptable.

This concern has several aspects. First, we note that the site assessment report from 2018 (Appendix B) highlights the potential for heritage impact [from development at this site] and need for mitigation. Furthermore, we note that the SEA Environmental Report (Appendix G) records that site falls within the Dunstable Conservation Area and is in proximity to several listed buildings, "but there is considered to be good potential to address constraints through layout, landscaping, and design." A similar point is made in Appendix C summarising Stage 2 of site selection, which states that "Design and layout must minimise any conflict between the heritage assets and any development." This sets the context for addressing mitigation more explicitly than is currently done in allocation HA1.



Historic England, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
Telephone 0370 333 0607 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



In addition, the SEA process appears to consider archaeological remains only in terms of known assets. While the site is not within an area designated as an Area of High Archaeological Potential by Waverley Borough Council, that does not automatically mean that there is nothing there. We pick up this point and how to address it in general comment 3 below.

Thirdly, we note the relevance of policy ES09 on Areas of Strategic Visual Importance. While also noting that policy ES09 would benefit from greater clarity and an improved map (if possible), we believe that allocation HA1 needs to take account of ES09. This link needs to be made in the text supporting policy HA1.

G2. Our second general comment relates to policy ES07. We welcome inclusion of a policy on heritage assets and support the intention of this policy, but we feel that the policy wording should be amended to better reflect national policy (set out in the National Planning Policy Framework (NPPF)) to conserve heritage assets in a manner appropriate to their significance. The approach set out in ES07 appears to combine heritage assets, without modifying the approach to take account of different grades of asset. This is contrary to national policy.

We suggest the simplest approach to address this concern would be to remove reference to Buildings of Local Merit at the outset of policy ES07 and add suitable reference to the approach taken by the Plan to **non-designated heritage assets** at the end of policy ES07. We suggest specific wording in the Appendix below. The fact that non-designated heritage assets include 'Buildings of Local Merit' can be picked up in the supporting text.

Linked with this, we note that paragraph 2.7 refers to 'at least five Buildings of Local Interest' (as opposed to 'Buildings of Local Merit'). It is unclear which buildings are being referenced. Two points arise.

First a more general point - the language used to describe such assets needs to be consistent within the plan, so it is clear what is being considered. Reflecting what I believe to be the intention behind describing such assets as 'of local interest' (or indeed 'local merit') – namely, to inform planning decisions - the crucial point is that they have been identified by plan-making bodies as having a degree of heritage significance but do not meet the criteria for designated heritage assets (as explained in [Planning Practice Guidance](#)).

We recommend that the formal identification of such non-designated heritage assets is informed by testing against criteria set locally and a brief examination of each site's heritage interest to ensure they merit consideration in planning for their significance. It is unclear if the five Buildings of Local Interest mentioned in paragraph 2.7 have gone through this process or not.



For further advice on local heritage listing, you may wish to refer to our Advice Note available here: <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

The second, more specific point, is that it would be helpful (for future decision-making and implementation of the plan) to identify the buildings of local interest in the plan or signpost to where that information can be obtained.

G3. We have a concern that the site allocations process, including related Strategic Environmental Assessment (SEA), considers known archaeology only. The proposed site allocations and policy ES07 do not consider potential impacts on unknown archaeological remains. We suggest liaison with the local archaeological adviser and Historic Environment Record (HER), if that has not been undertaken already. We reiterate the need for / merit of such liaison in comments on specific allocation policies in the appendix below too.

G4. Certain clarifications would support the Plan's implementation, including:

- a) Clarifying that early references to the settlement boundary are to the historically adopted settlement boundary rather than the preferred settlement boundary outlined in the Plan
- b) Clarifying the intention behind the planning principles and their relationship with policy P01. It may be that this can be addressed with minor changes to the terminology used – for example, changing 'Overall Vision: planning principles' to 'Planning objectives' and the seven subsequent entries being referenced as PO1, PO2 etc. As things stand, there is scope for confusion, with both a policy on core planning principles (P01) and a seemingly unrelated set of planning principles at the outset of the section.
- c) Adding the conservation areas to the key diagram and consider adding also the two areas of high archaeological potential (a decision on AHAPs would usefully be informed by further liaison with the local archaeological adviser). As stated in the NPPF paragraph 23, broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map.
- d) Clarifying as appropriate where that 'the environment' is intended to mean both the natural environment and the historic environment, and where it more specifically refers to the 'natural environment' or the 'historic environment'. For example, paragraph 2.5 refers to the land being environmentally sensitive; however, it does not mention the historic environment e.g. the two conservation areas and the two areas of high archaeological potential. Similarly, the map on page 4 of the Design Statement (Appendix J) refers to areas of environmental interest, without considering the historic environment.



Detailed Comments

Our detailed comments set out in Appendix A.

To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.

I hope that these comments are helpful. If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely

XXXXX

Historic Environment Planning Adviser

Development Advice – London and the South East Region

xxxxx@historicengland.org.uk



Historic England, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Telephone 0370 333 0607 HistoricEngland.org.uk

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Appendix A

Comment number	Page	Para.	Comment	Any suggested revised wording
1	10		Given the proposed changes / corrections to the settlement boundary, it may help the reader to amend the key showing Dunsfold Village to state that this relates to depicting the settlement boundary from the 2002 Local Plan.	
2	12	2.5	As mentioned in general comment G4(d) above, this paragraph refers to the land being environmentally sensitive, but it does not refer to the historic environment. Generally, the plan does take account of the local historic environment, so this comment can be resolved with minor wording changes to this paragraph.	
3	13	2.7	Convention dictates that the grades of Listed Building are denoted Grade I and Grade II, rather than Grade 1 and Grade 2	In addition, the 13 th century church is Grade I listed and the pub, the war memorial and the former school are Grade 2 <u>II</u> listed.
4	13		To help the reader avoid confusion over the settlement boundary, we suggest that the Dunsfold village boundary be deleted from this figure, which is there principally to show the Conservation Areas in the village. Alternatively, the map key could make clear that this is the settlement boundary from the 2002 Local Plan.	
5	18		Overall vision: planning principles	As mentioned in G4(b) above, we recommend considering a change of terminology – perhaps to planning objectives, to avoid confusion with the core planning principles in policy P01
6	18		PP3: we recommend reference to heritage assets rather than historic assets to align with the NPPF	To require the design of developments maintains the essential character of Dunsfold and protects our <u>historic heritage</u> assets
7	19		We strongly recommend including the Parish's two Conservation Areas on the Key Diagram, and that consideration is also given to adding	



			the two Areas of High Archaeological Potential (to ensure those areas also informs consideration of development proposals in the Parish)	
8	20		P02: spatial development of Dunsfold: I would have expected this policy also to refer to the site allocations listed in the plan, as representing part of the spatial strategy for the Parish	
9	21	4.2	Minor clarification would help to ensure that a full, clear reference is given to the Local Plan	
10	25		H5: we suggest addition of the word 'historic' would bring additional clarity to the focus of objective H5	To ensure that the design and layout of housing reflects the <u>historic</u> character of the local built environment, maintains the rural nature of Dunsfold and protects the local landscape
11	26	H01	The final line of this policy could be taken to imply that the neighbourhood plan is not part of the neighbourhood plan. As made clear, including in the Planning and Compulsory Purchase Act 2004 section 38(3), neighbourhood plans are part of Development Plans.	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 <u>other elements of the Development Plan.</u>
12	29 / 30	HA1	<p>We outline our concerns in G1 above and propose alternative wording in the adjacent column.</p> <p>We suggest liaising with the local archaeological adviser and Historic Environment Record, if this has not been done already.</p> <p>Also, we suggest adding the need for applicants to refer to Policy ES09 on Areas of Strategic Visual Importance in the text supporting policy HA1.</p>	<p>The Alehouse site is allocated to deliver 4 retirement dwellings, to be occupied by those aged 55 and over.</p> <p>Development proposals will need to:</p> <p>a) be accompanied by evidence confirming that wastewater can either be disposed on on-site or that there is sufficient capacity within the wastewater network.</p> <p><u>b) demonstrate how the proposed development will preserve or enhance the conservation area.</u></p>

				<u>and avoid or minimise harm to the significance of the listed buildings nearby</u>
13	30 / 31	HA2	<p>We suggest liaising with the local archaeological adviser and Historic Environment Record, if this has not been done already.</p> <p>In addition, the southern edge of the site is near to (about 100m from) the Conservation Area. This proximity should be mentioned in the text supporting the policy, accompanied by a reference to policy ES07.</p>	
14	30 / 31	HA3, HA4	We suggest liaising with the local archaeological adviser and Historic Environment Record, if this has not been done already.	
15	32	HA5	<p>We suggest liaising with the local archaeological adviser and Historic Environment Record, if this has not been done already.</p> <p>In addition, the site is near to two listed buildings (as acknowledged in Appendix C) but also to the Conservation Area. These nearby designated heritage assets should be mentioned in the text supporting the policy, accompanied by a reference to policy ES07.</p>	
16	40		<p>Section 6 focuses on the Natural Environment, and section 7 is currently headed 'Environment, Sustainability and Design'. Reviewing the balance of content between these two sections may help to ensure that content is positioned appropriately e.g. should ES3 be in section 6?</p> <p>Depending on the outcomes of the above review, consider the merits of amending the title of section 7; for example, to <u>Historic Environment, Sustainability and Design</u>; and/or including in the introductory paragraphs of section 7 more explicit reference to what is meant by 'the environment' in section 7</p>	
17	41	ES 01	We suggest minor wording changes to policy ES01 to connect more with local character of the built heritage, including the Parish's Conservation Areas	New developments must respond to the specific built and landscape character of the site and its setting, <u>including but not limited to the local</u>

				<u>historic environment.</u>
18	42	ES 03	<p>We suggest combining criteria (b) and (c), noting that the historic character of the Village and the Parish's hamlets arise from principally its heritage assets and their settings.</p> <p>The cross-reference to policy ES 07 can give room for policy ES 07 to ensure that impacts on heritage assets are given due consideration, and avoid un-necessary repetition.</p> <p>If this change is made, naturally it would impact on the number of the subsequent criteria in this policy.</p> <p>Also, we suggest signage and lighting are not automatically urbanising features, if designed sensitively. This concern could be addressed by moving the word 'inappropriate'</p>	<p>b) Protect and enhance the historic <u>Reflect the</u> character of Dunsfold's Village and hamlets, <u>acknowledging the contribution to that character made by the historic environment (and with reference to policy ES 07).</u></p> <p>c) Preserve or enhance heritage assets and their settings and any features of special architectural or historic interest they possess.</p> <p>l) Avoid the inappropriate use of urbanising features, such as <u>inappropriate</u> signage and lighting.</p>
19	44	ES 07 and para 7.13	<p>Policy ES07 and para 7.13 bundle designated and non-designated heritage assets together. To comply with national policy these different grades of asset should be considered separately. The approach to conserving and enhancing designated heritage assets is not the same as the approach for non-designated heritage assets (such as buildings of local merit/interest).</p> <p>There is no need to add 'Statutory' before 'Listed Buildings'</p> <p>It is good to refer to the Dunsfold Conservation Area Appraisal</p>	<p>Development affecting Statutory Listed Buildings, the Dunsfold Conservation Areas, <u>and</u> other designated heritage assets in the Parish and Buildings of Local Merit should preserve or enhance the significance of the assets, <u>including the contribution to that significance made by and their settings, and any features of special architectural or historic interest they possess.</u></p> <p>For proposed developments that could impact upon the significance of Statutory Listed Buildings, including the curtilage of Listed Buildings, <u>proposals will be required to demonstrate how 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.</u></p>

				<p>Development should preserve or enhance the character of the Conservation Areas in accordance with the Dunsfold Conservation Area appraisal.</p> <p><u>Proposals for development that will result in the loss of, or harm to a non-designated heritage asset will not be supported, unless it can be demonstrated that the benefits of the development outweigh the loss of significance of the asset and cannot otherwise be provided in a less harmful manner.</u></p>
20	45	ES 08	<p>We welcome reference to Historic England advice with regard to sustainable design.</p> <p>We suggest referring to historic buildings rather than Listed Buildings, to allow for such advice also to inform work to buildings which are not listed but which are still of historic importance.</p>	
21	46	ES 09 and Fig 7.1	<p>Greater clarity is needed when describing the Areas of Strategic Visual importance.</p>	



Historic England, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
Telephone 0370 333 0607 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
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From: [xxx](#)
To: [xxxxx](#)
Subject: Fwd: [External] Dunsfold NP Regulation 14 Consultation Notification
Date: 05 September 2022 08:15:35
Attachments: [PastedGraphic-3.png](#)
[image001.png](#)
[DPC Req14 Notification.pdf](#)

xxxx

Clerk & RFO to Dunsfold Parish Council
Unit 3, The Orchard
Chiddingfold Road
Dunsfold, GU8 4LH
01483 200980



Begin forwarded message:

From: The Coal Authority-Planning <xxxx>
Subject: FW: [External] Dunsfold NP Regulation 14 Consultation Notification
Date: 23 August 2022 at 18:36:02 BST
To: "xxxx@btconnect.com"
<dxxxxx@btconnect.com>

Dear xxxx

Thank you for your notification below regarding the Dunsfold Neighbourhood Plan Regulation 14 Consultation.

The Coal Authority is only a statutory consultee for coalfield Local Authorities. As you are aware, Waverley Borough Council lies outside the coalfield, therefore there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.

This email can be used as evidence for the legal and procedural consultation requirements at examination, if necessary.

Kind regards

xxxxx



Appendix K: Regulation 14 Draft Plan: Developer Submissions

Appendix K: Regulation 14 Draft Plan: Developer Submissions

Dunsfold Parish Council
Unit 3
The Orchard
Chiddingfold Road
Dunsfold
GU8 4PB

26th September 2022

Dear Sir / Madam

**Dunsfold Neighbourhood Plan – Regulation 14 Consultation
Wetwood Farm, Chiddingfold Road, Dunsfold**

I act on behalf of the landowner and the Developer whom are supporting the proposed residential allocation at Wetwood Farm, Chiddingfold Road, Dunsfold, referred to as “HA3” in the regulation 14 consultation version of the Dunsfold Neighbourhood Plan.

In order to proceed to referendum, the Neighbourhood Plan is required to comply with the ‘Basic Conditions’ as set out in paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. These conditions are considered to have been passed and are referred to throughout this letter.

Prior to the submission of these representations, the landowner and team have engaged with the parish council and members of the Neighbourhood Plan Steering Group on several occasions to ensure that there has been active and ongoing engagement throughout the Neighbourhood Planning process.

Background to Wetwood Farm

Wetwood Farm is located on the northern side of Chiddingfold Road to the South-West of the Village of Dunsfold.

The site is occupied by 4 large buildings and smaller detached outbuildings which were originally constructed in c.1962 and have been previously used as a poultry facility for the rearing of chickens.

The total farm area extends to 2.1 ha.

The existing buildings have the benefit of a series of approvals for conversion to residential dwellings or flexible storage. There is a substantial area of existing building footprint, floor area and volume.

There is an area of Ancient Woodland around part of the site. The whole site is also situated within an Area of Great Landscape Value but not within an Area of Outstanding Natural Beauty.



The Site is not within an area at risk from flooding, being located within Flood Zone 1..

The site is not within a Conservation Area nor is it in close proximity to any designated or non-designated heritage assets.

The site is outside of the 7km buffer zone to the Thames Basin Heaths Special Protection Area.

Planning History of Wetwood Farm

The site has been the subject of previous Prior Approval Applications to convert two of the existing buildings on the site to a total of five houses under Class Q of the Permitted Development regulations. Both applications were approved with permission granted. A

further building was granted permission to change to storage under Class R of the Permitted Development regulations.

A full planning application was submitted in December 2021 for the demolition of existing buildings and construction of 12 dwellings with associated access, parking and amenity areas. A further application has recently been submitted in September 2022 of the same description (App Ref: WA/2022/02373) with an alternative layout which responds to comments made by the Forestry Commission in relation to Ancient Woodland.

Provision of Housing and Allocation of Wetwood Farm

Policy HO1 of the Draft Neighbourhood Plan sets out the provision of housing to meet the requirement for 103 net additional dwellings from 2013 to 2032 as prescribed by the Local Plan Part 1.

Taking into account the delivery and deliverable commitments of 68 dwellings the Draft Plan seeks to allocate five sites for delivery of housing as set out below:

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

The wording for Wetwood Farm (HA3) sets out the following:

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-site or that there is sufficient capacity within the wastewater network.

The supporting test against policy HA3 sets out the following:

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.*

The wording of the plan is explicit that **the seven dwellings are in addition to the permission for five dwellings already achieved through the prior approval applications.**

The present residential application for 12 dwellings (App Ref WA/2022/02373) is therefore in compliance with the emerging Neighbourhood Plan.

An extract from the Site Assessment and Selection paper which forms a key part of the evidence base for the plan is set out below:

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

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

In relation to Scale and Density the red RAG rating is not supported. It is considered that the development of the site is at a density which is entirely appropriate for the site and represents a reduction in building footprint in comparison to the existing buildings on site. Therefore, the RAG Assessment for S1 should be amended to Green.

In relation to Infrastructure, it is confirmed that there is adequate sewage capacity on the site. The current planning applications on the site have proposed a sewage treatment plant on site. No objections were raised against this as part of the previous determination process from either the Surrey County Lead Flood Authority or Thames Water. See latest response from Thames Water attached dated 21st September 2022

Consideration of Basic Conditions

The Basic Conditions which the Neighbourhood Plan is required to meet are set out below with commentary provided against each in turn.

- a. *having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).***

Section 3 of the Draft Neighbourhood Plan sets out the detailed Planning Policy Context in relation to National Planning Policy and Guidance;

- b. *having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order.***

Section 2 of the Draft Neighbourhood Plan sets out consideration to the listed buildings in the village with the map at figure 2.2 setting out the position of these. It is clear that the Neighbourhood Plan seeks to preserve any listed buildings and directs development to positions away from these.

The development of Wetwood Farm for housing would have no impact on any listed buildings and features and no objections were raised to previous applications on this basis.

- c. *having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order.***

Section 2 of the Draft Neighbourhood Plan sets out consideration to the conservation area in the village with the map at figure 2.2 setting out its location. It is clear that the Neighbourhood Plan seeks to preserve or enhance the character or appearance of the conservation area and directs development to positions away from it.

The development of Wetwood Farm for housing would have no impact on the conservation area and no objections were raised to previous applications on this basis.

d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

Section 4 of the Draft Neighbourhood Plan demonstrates the overall vision through planning principles which would contribute to achieving sustainable development.

Subsequent sections of the Draft Neighbourhood Plan set out the approach to 'Natural Environment'; 'Environment, Sustainability and Design'; 'Transport and Getting Around'; 'Recreation, Leisure and Wellbeing'; and 'Infrastructure and Delivery', all of which will assist in achieving sustainable development

e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

Section 3 of the Draft Neighbourhood Plan sets out conformity of the plan with Surrey County Council policies and Waverley Borough Council Planning Policies.

As set out, the Local Plan Part 2 is currently undergoing examination and is expected to be adopted later in 2022. However, it is not necessary for this to be adopted ahead of progression of the Dunsfold Neighbourhood Plan as the mechanism, housing target and principle is all contained within the adopted Local Plan Part 1.

f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

As required, the Neighbourhood Plan is compatible with the EU regulations as incorporated into UK law under the 4 EU Directives. The Draft Neighbourhood Plan is accompanied by a Strategic Environmental Assessment (July 2022) which assists in ensuring that the strategy is assessed against Environmental Regulations.

Conclusions

It is considered that the Neighbourhood Plan would meet the required basic conditions and should proceed to the next stages. The overall approach and strategy is supported as is the intention to allocate Wetwood Farm for residential development.

For the reasons previously explained, we also recommend that the RAG assessment for Wetwood Farm in respect of items S1 & S9 should be changed to Green.

It remains our firm intention to work with the Neighbourhood Plan Steering Group and the Parish Council and other stakeholders to support the forthcoming stages of the Neighbourhood Plan process.



Thank you for considering our comments.

Yours sincerely,

XXXXX

XXXXXX

Enc: Comments from Thames Water in respect of App Ref: WA/2022/02373



03 October 2022

Tel 07547765077
Email alan@pearceplanning.co.uk

Dunsfold Parish Council
Unit 3, The Orchard
Chiddingfold Road
Dunsfold
GU8 4PB

Pearce Planning Ltd
Woodspring House
17 Hill Road
Clevedon
BS21 7NE

Our Ref - AP/NS/Dunsfold

Dear Sirs,

REPRESENTATIONS TO DUNSFOLD NEIGHBOURHOOD PLAN – REGULATION 14 DRAFT – JULY 2022

Pearce Planning Limited have been instructed by Cognatum Estates to submit representations to the current consultation on the Dunsfold Neighbourhood Plan 2013-2031 Regulation 14 Draft (July 2022). Specifically, these comments relate to proposed Policy HO1: Provision of Housing, HA1: Alehouse.

Cognatum Estates

Cognatum Estates is an independent not-for-profit retirement estate management company and is a member of the Association of Retirement Housing Managers. At the forefront of exclusive retirement property development for over 40 years, they own and manage over 60 estates with around 1,500 properties, and over 2000 residents. Every property ensures space and privacy, without the worry of building and garden upkeep and can easily be adapted to meet additional needs later if required.

Cognatum have responded to the stated demand for retirement homes in Dunsfold and made clear their interest in developing the Alehouse site proposing that the properties would be designed exclusively for the over 55's.

It is important for all Cognatum's estates to be fully integrated into the local communities in which they sit and to be supportive of the local economy, facilities and businesses. In this case it is envisaged that they would work closely with The Sun Inn to provide residents with a 'community' facility providing a range of services. This could include delivery of essential shopping to the front door, receipt and collection of deliveries, a communal and sociable place for residents to meet, cleaning, domestic and maintenance services, delivery of pre-prepared food directly to the residents own homes and simply being a 'good' neighbour, supporting owners to live independently on the Estate. Details of this model can be discussed directly with the owners of The Sun Inn. The estate would also generate high quality local employment, for example estate management staff and using local contractors, such as landscape gardeners. Further information in relation to Cognatum Estates can be found on the following website:- www.cognatum.co.uk

The comments provided below are therefore in the context of the above aspirations of Cognatum Estates. Cognatum have been keen to work with the Parish Council and in accordance with the emerging Neighbourhood Plan and are pleased to be able to have the opportunity to be part of this consultation.



Draft Policy HO1: Alehouse

Draft policy HO1 puts forward 5 sites that are proposed to be allocated for residential development to deliver 103 net additional dwellings in the 2013 to 2032 period. This is to meet the requirement to provide a **minimum** of 100 dwellings at Dunsfold as required by Policy ALH1 of Waverley Borough Council (WBC) Local Plan Part 1: Strategic Policies and Sites (February 2018).

It is important to emphasise that Waverley Borough Council (WBC) do not currently have a 5-year housing land supply and therefore it is essential that sufficient sites are allocated with appropriate densities in order to help address this current deficit and to defend inappropriate development proposals not wanted by the local community. WBC was quoted as having a 4.25 year housing land supply as of June 2022.

With this in mind, draft policy HA1: Alehouse proposes to allocate the site for 4 retirement dwellings to be occupied by those aged 55 and over. This represents a significant reduction in the number of dwellings originally proposed on the site at the previous Cognatum community consultation event (11 dwellings) and subsequent Neighbourhood Plan (NP) consultation where a revised scheme with 10 dwellings was proposed. For reference, 10 dwellings were proposed in the pre-application submission to WBC which has been shared with the Parish Council. There was no indication from WBC that this proposal was over-development.

We note that the current draft of the NP states in the accompanying evidence document *'Site Assessment and Selection'* (July 2022) that *"In response to the consultation feedback and further consideration of the Alehouse site by the Steering Group the potential capacity of the site was revised down from 10 dwellings to 4 dwellings. Informed by AECOM's Housing Needs Assessment the Steering Group also decided that any dwellings on the site should be restricted to residents aged 55+ to help meet identified local needs for housing for an ageing population."*

Cognatum strongly support proposed allocation HA1: Alehouse and the intention that any dwellings on the site should be restricted to residents aged 55+. It is however firmly considered that 4 dwellings is too low a density for this site, especially as it is such a big reduction from the 10 dwellings previously proposed and tested at pre-application with WBC. Whilst Cognatum would support 4 dwellings, to make the site more attractive for residents by reducing service charges per dwelling and creating a stronger community, it would be better to have more homes. As a result, Cognatum has considered the reasons for the reduction and proposed a potential reduction from the pre-application proposals to 6 dwellings, which improves the offer and creates some flexibility on other sites to relax their densities. Allocating the site for 10 dwellings would of course provide greater flexibility elsewhere and further reduce service charges and create more homes for retirement age in the village, so this would have more benefits to Dunsfold residents.

Further information is provided below as to why we feel the Alehouse site should accommodate more than 4 homes. This submission also includes an indicative scheme showing how a 6-unit scheme could be accommodated on the site (see **Appendix 1**) whilst having regard to the various planning considerations and pre-application response from WBC on the 10 dwelling scheme. The alternative 10-unit layout is also included as this is still felt to be appropriate and allows a greater mix and reduced service charge (see **Appendix 2**). As shown on the indicative plans, one key feature of these homes is that they will include space for home working as well as on site allotments for the residents. In addition, all car ports will have an electric vehicle charging point for cars and bikes, as well as solar panels on the roof, adding to the sustainability credentials of the site.

Reinforcing the support for development of the site for a retirement scheme the *'Dunsfold Parish Housing Needs Assessment'* (July 2018) and *'Dunsfold Neighbourhood Plan Site Assessment Report'* (November 2018) confirms the site:-

- Is very well located for village services being in a central village location, including public transport, pub and local shop.
- Is adjacent to the settlement area and does not reduce the gap between Dunsfold village and Dunsfold Park.



- With the exception of being within an Area of Great Landscape Value it contains or is adjacent to no policy or environmental designations.
- Has a low sensitivity to development in landscape terms.
- Would result in no loss of high quality agricultural land.
- Due to the scale and nature of development would not be large enough to significantly change the size and character of the settlement.

In addition to the above, the sustainability of the site will be improved with the significant development proposed at Dunsfold Aerodrome (WBC Local Plan Policy SS7). This will bring significant infrastructure local to the area and will improve the sustainability of the site.

There is a compelling case for development of Alehouse; an urgent need for older people's housing, the strong suitability of this site for such housing when compared to other alternative sites, the eminent suitability of Cognatum's proposal to meet the need and the fact that Cognatum are positioned with The Sun Inn to deliver such proposals.

Background and Previous Involvement

Cognatum Estates' have promoted the site through the Neighbourhood Development Plan process previously, and the proposals have been to a great extent supported through the previous rounds of consultation by the local community. Regular contact has taken place with Dunsfold Parish Council, the NP team and their advisor, which shows the dedication of Cognatum Estates to work with the Parish Council alongside the NP process.

In addition to promotion through the NP the site has also been the subject of previous public consultation events where it was generally well received for a retirement living proposal. A pre-application enquiry to WBC was also submitted in 2018 and again in November 2020.

Prior to submission of the pre-application enquiry the proposals were presented to the Parish Council via a virtual meeting in September 2020 and comments were sought from immediate neighbours surrounding the site. A presentation was then sent to the wider community of Dunsfold via publication of a brochure on social media and local e-newsletter channels.

Cognatum have reviewed the feedback from the first consultation processes and assembled a new team of professionals to review the site and amend the original concept in line with suggestions made during this initial process. This has included a new more sympathetic design, a reduction in the number of homes proposed from 11 and the removal of a club house building and three storey building. A technical team has also reviewed the site characteristics and provided inputs on landscape, ecology, transport and drainage to ensure there are no technical reasons as to why the site could not be developed for a retirement scheme. A string of evidence base supports the development of Alehouse.

Design Evolution

To summarise the design evolution of the scheme, the original submission to the NP as a Site Allocation in December 2018 proposed 11 homes and a resident clubhouse. This was the subject of a consultation event via an exhibition by Cognatum Estates in October 2018. Following this the scheme design was amended to take on board the comments made during the consultation, removing one unit and the central building and a further public consultation event took place in October 2020. This scheme was also then submitted to WBC as a pre-application enquiry in November 2020, proposing 10 no. retirement living homes, and a service strategy involving The Sun Inn rather than a bespoke clubhouse. The pre-application response received from WBC made no reference or indication that a proposal for 10 no. units would be over development of the site. The reduced number of homes and a more sympathetic design was considered to better respond to the historic context and neighbourhood amenity in line with the draft NP policies. The scheme carefully responded to the need to respect existing hedgerows and the adjacent listed buildings and conservation area



setting through sensitive design. The previously proposed 3 storey structure was also removed and it was ensured that all the properties sat more comfortably in the site.

Cognatum are now considering presenting a 6-no. unit retirement living development and indicative plans of how this could be accommodated on the site have been included with this submission at **Appendix 1**. This has been prepared in direct response to the proposed 4-unit allocation to allow full consideration of the capacity of the site and benefits derived from increasing the capacity to 6 units, or retaining it at 10 units, which provides the most flexibility on unit numbers for other sites and provides more new retirement homes in Dunsfold, which are in great need.

As referenced above, a key feature of these homes is that they will include space for home working as well as the option for single floor living with a ground floor bedroom suite. Small, low-maintenance private gardens are provided as well as communal gardens and on-site allotments for the residents. The houses have been grouped to create a feeling of care and community and the design and quality of them are focused on the needs of those who spend more time in their own home. With most of the floor area at ground floor level, design impact and potential for overlooking is reduced.

Grouping of a larger number of houses also means that care and healthcare can also be more efficiently provided with more visits at one time.

Designs have been based on Lifetime Homes and HAPPI Standards. The units are suitable for wheelchair users, have kitchens and electrics designed for ease of access and usage, as well as being designed to be full adaptable for increasing frailty.

In addition, all car ports will have an electric vehicle charging point for cars and bikes, as well as solar panels on the roof, adding to the sustainability credentials of the site.

The site is well suited to housing for older residents as is it level and situated in the heart of the village within easy walking distance of local facilities, which will help reduce feelings of isolation and loneliness and gives the site an advantage over some of the other proposed allocations. Providing specific housing for older people will also help to free up larger 'family' housing elsewhere in the village.

Landscape Context

It is acknowledged that the site is sitting in an Area of Great Landscape Value and also in a rural area outside the Green Belt at this time. It is also within the heart of the village and has development on three sides. The site is next to a conservation area and is adjacent to some listed buildings which are however a reasonable distance from the site boundary. It is considered that the above characteristics are positive providing an easy level walk to the village facilities for elderly residents and building in the heart of the community rather than on a more distant unrelated greenfield site.

The proposals have been drawn up to respect these conditions and through the application of careful design and layout the site can deliver much needed managed retirement living for 6 to 10 homes which will be befitting of the area and respectful to existing listed buildings, their setting and curtilage.

Deliverability

It is felt that a 6-home scheme is in keeping with the aspirations of the draft NP, whilst still ensuring that the development will be viable and will contribute to the local community. A 10-home scheme provides greater flexibility elsewhere in the village whilst being considered appropriate by WBC from the pre-application response.

Critical when planning developments is that they are deliverable and developable and there is concern that a 4-home scheme on the site may not achieve this and would be sub-optimal from a management perspective. Part of being deliverable and developable is that there is a realistic prospect of housing being



viably delivered on the site. A 6 to 10 home scheme would allow services to be shared and provide more choice and a range of homes for purchasers as it could accommodate a mix of unit sizes (i.e. some small, some midsize and some larger units). A 4-unit scheme would require all of the units to be large in order to achieve the square footage required to make the scheme viable and could result in a less sympathetic layout, as well as being more limited in the mix offered. A 6 to 10 home scheme would also be more beneficial to help to sustain the local community and its facilities/businesses including The Sun Inn.

A 4-unit scheme would create a very low-density scheme (approximately 6.45dph) which is arguably inconsistent with national policy which is explicit that where there is an existing or anticipated shortage of land for meeting identified housing needs (as is currently the case in WBC), planning policies and decisions should avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. It will allow other sites to breathe out and reduce their density and help provide a 5-year supply and protect other land from speculative developments.

In order to demonstrate and compare the difference of the previous 10 home scheme and the revised 6 home scheme we have provided indicative plans showing a comparison of both (see **Appendix 3**).

When the site was previously assessed as a 10-dwelling scheme by AECOM it was concluded that, whilst the density of built form would be greater than the area surrounding the site, it was still considered to be broadly in keeping with the character and setting of the site, its wider vicinity and the Parish. Based on this it is therefore considered that a 6 to 10 home scheme should be acceptable and would be more in line with planning policy than 4 units. Either scheme would deliver a density lower than the national recommended standard but would respect the local context.

National Planning Policy Framework

When considering the draft NP policies it is also important to take into account the guidance within national planning policy, in particular the National Planning Policy Framework.

Paragraph 60 is explicit that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 62 states the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, **older people**, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Para 66 advises that strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.

Para 69 iterates that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.

Para 79 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.



Para 124 also advises that planning policies and decisions should support development that makes efficient use of land. Furthermore para 125 goes on to state that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.

It is clear that development of the Alehouse site will achieve these objectives.

Identified Need

As stated in the evidence base to the NP and the WBC Local Plan, there is a significant local need for older persons housing in Dunsfold. This is set out in both the WBC Local Plan and the supporting evidence documents of the draft NP. In particular, the AECOM Housing Needs Assessment identifies 60% of the population being over 45. The greatest need of dwelling size is also two- and three-bedroom units (approximately 70% of the need). Therefore, Cognatum have tried to directly respond to these local needs in the proposals. The proposals can also potentially help free up some under occupied larger housing units in Dunsfold for local families by providing much needed high quality appropriate accommodation and support services for older people.

Other Comments

As currently worded Policy P02: Spatial Development of Dunsfold is not as clear as it could be about when development proposals will be permitted outside the settlement area. It currently states that this will only be permitted where proposals are *“on ‘previously developed land’, subject to other applicable policies in the NP”* and where they meet the other two criteria listed under this part of the policy. Whilst we appreciate that development on greenfield sites would also be permitted where allocated in the NP, we feel that this should be explicitly stated within policy P02 to avoid any confusion.

We note the policy RL02: Retention of Assets of Community Value (ACV) and supporting text within the draft NP which references an aspiration to designate The Sun Inn public house as an ACV. Paragraph 10.12 states that proposals that enhance the viability and/or community value of any assets designated as ACV will be supported. As referenced above, development of the site could reinforce the protection and viability of The Sun Inn which could form an integral part of the service delivery to residents.

Summary

The location of the site is immediately adjacent to the settlement boundary, surrounded by built form on three sides and would be a natural and discreet extension to the village. Cognatum’s proposals have been the subject of promotion through the NP process and have been generally well supported through the initial consultation of potential sites by the local community.

Development of the site could reinforce the protection and viability of the adjacent community asset (The Sun Inn PH) which could form an integral part of the service delivery to residents. The proposal will seek to promote biodiversity through enhanced habitat creation and retain a buffer to the AONB providing a definitive boundary to Dunsfold. It will also provide a very attractive and landscaped site which delivers much needed homes for older people.

The policy evidence base identifies a clear increasing need for specialist housing for older people given the significant population of over 65’s in this area. The site is ideally placed to deliver this type of housing being in the heart of the village, within a level and easy walking distance to local facilities, which gives it an advantage over the other proposed allocations.

The AECOM report for the Neighbourhood Plan prepared in November 2018 is positively supportive for the development of the site for 10 homes to deliver the specific housing need and confirms the site as a suitable



location and the impacts to be minimal. It concludes that the site is appropriate for allocation and has minor constraints only.

Subject to clarification of Policy PO2 and consideration of an increase in the number of dwellings proposed from 4 to 6 to 10 homes, Cognatum Estates wholeheartedly support the allocation of this site for retirement development and would like to continue their dialogue with both the Parish Council and WBC to help to deliver these new homes as soon as possible.

If you require any further information on the proposals we would be delighted to provide this.

Yours sincerely

XXXX



1:500



OPTION 1
6 house scheme





Rev	Date	Description	Drawn	Checked

Do not scale from this drawing
 All dimensions are to be checked on site
 Any discrepancies are to be reported immediately to the Architect or Main Contractor

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Richard Morton Architects Ltd
 The Bungalow, Home Yard, Hatfield House, AL9 5NF
 Tel: 0203 179 9030
 Email: richard@rm-architects.com
 Web: www.rm-architects.com



Client
 -

Project
Dunsfold
 -

Drawing
Site Plan
Roof Plan
 -

Scale
 1:500@A3

Project No.	Drawing No.	Revision
183	101	A

Status	Date	Drawn by	Checked by
P	Nov 20	HD	RM

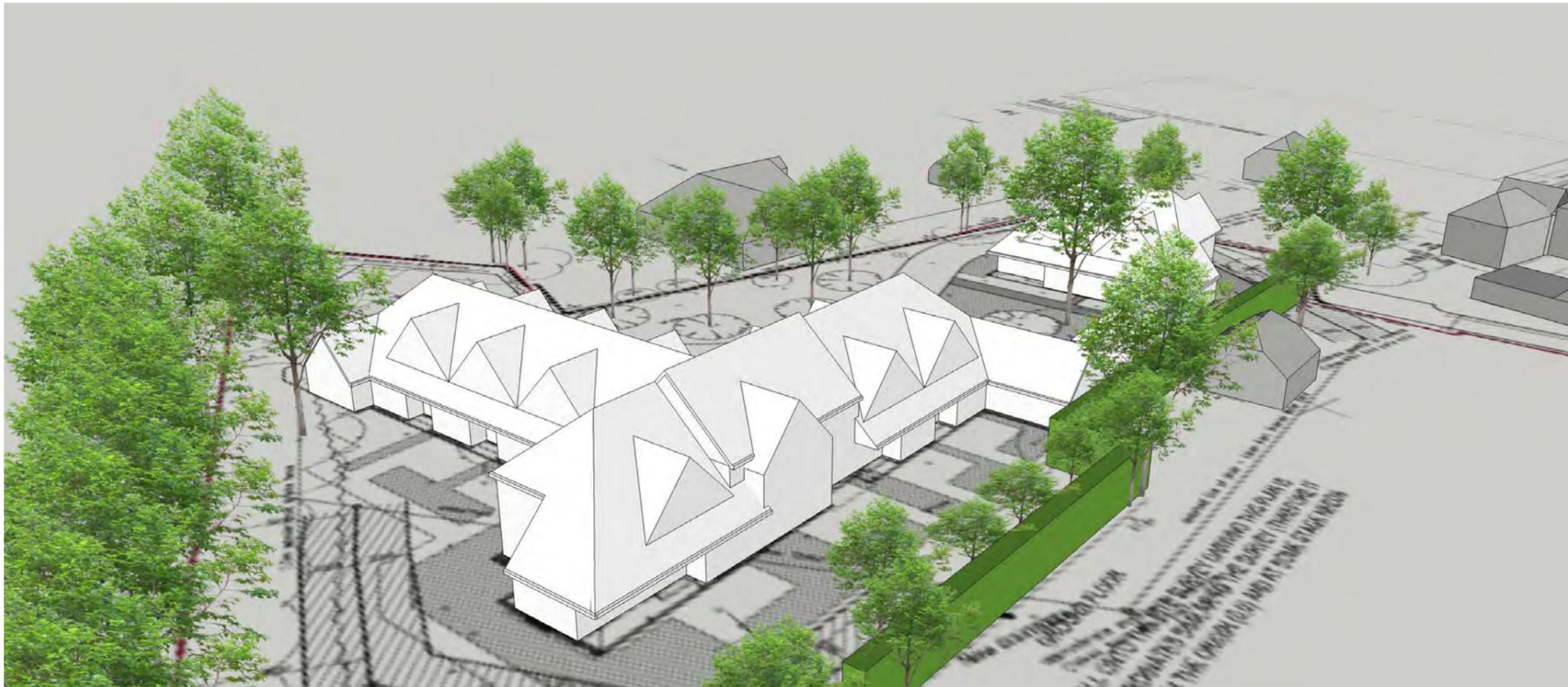
COMPARISON REPORT



**2020
Pre-App. Scheme
(10 houses)**



**2022
New Scheme - Opt.1
(6 houses)**



2020
Pre-App. Scheme
(10 houses)



2022
New Scheme - Opt.1
(6 houses)



**2020
Pre-App. Scheme
(10 houses)**



**2022
New Scheme - Opt.1
(6 houses)**



**2020
Pre-App. Scheme
(10 houses)**



**2022
New Scheme - Opt.1
(6 houses)**



**2020
Pre-App. Scheme
(10 houses)**



**2022
New Scheme - Opt.1
(6 houses)**



Dunsfold Parish Council
Unit 3
The Orchard
Chiddingfold Road
Dunsfold
GU8 4PB

September 2022

Dear Sir / Madam

**Dunsfold Neighbourhood Plan – Regulation 14 Consultation
High Billingshurst Farm**

I write in response to the Regulation 14 Consultation for the Dunsfold Neighbourhood Plan. I am acting on behalf of the owners of High Billingshurst Farm and set out comments on their behalf.

In order to proceed to referendum, the Neighbourhood Plan is required to comply with the 'Basic Conditions' as set out in paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. These conditions are considered to have been passed and are referred to throughout this letter.

Background to High Billingshurst Farm

Details of the site

Relationship to Dunsfold Aerodrome.

Dunsfold Aerodrome is allocated under Local Plan Part 1 policy SS1 for 2,600 homes. The full wording of the policy is set out below:

Dunsfold Aerodrome, as identified on the Adopted Policies Map and on the plan below, is allocated for mixed use strategic development to accommodate housing, employment and associated supporting uses.

The development should create a high-quality, mixed-use community with its own identity and character, forming a new settlement, with a range of community facilities and services, appropriate to a settlement of this size. The development should fully recognise



the significance of the heritage value of the site and conserve the site's heritage assets in a manner appropriate to their significance.

The setting of the Surrey Hills Areas of Outstanding Natural Beauty will be protected, in accordance with Policy RE3.

The scheme should include:

- a) About 2,600 homes to be delivered by 2032.*
- b) An expanded business park with around 26,000 sq m of new employment (B Class) floorspace.*
- c) A local centre providing -
 - i. At least 3,750 sq m gross floorspace with shops, financial and professional services, restaurants, and cafes, drinking establishments and hot food takeaways (Use Classes A1 to A5) to provide for the day to day needs of residents, and*
 - ii. Social infrastructure including a new primary school, which will additionally provide early education for two- to four-year-olds, health facilities, and community facilities. A financial contribution will also need to be made to off-site secondary school provision.**
- d) The provision of publicly accessible local and strategic open space, to include a managed Country Park of at least 103 ha.*
- e) Appropriate on and off-site leisure facilities.*
- f) A new canal basin to the Wey and Arun Canal.*
- g) Land to be reserved on or adjoining the site for the provision of a museum reflecting the site's history as an aviation centre.*
- h) Public art to reflect the heritage of the site.*
- i) Necessary highways improvements to adequately mitigate the likely impacts, including cumulative impacts, of the proposed development on both the safe operation and the performance of the surrounding road network.*
- j) A package of sustainable measures, including a frequent bus service to be provided and secured in perpetuity to serve the whole site, to maximise opportunities for alternative forms of transport and to support alternatives to the private car.*



- k) *The reinforcement of existing utility infrastructure for electricity, gas, water and telecommunications to serve the development.*
- l) *An appropriate buffer between the permitted anaerobic digestion facility and any new housing development.*

Capacity / Masterplan

Site Assessment Process

The initial Site Assessment Report was produced by AECOM in November 2018. In relation High Billingshurst Farm, the Site Assessment Summary Table sets out the following (with emphasis added):

High Billingshurst Farm Site 1

This site as a potential site allocation should be seen in the context of the Dunsfold Park development. It is more appropriate for consideration through the Local Plan than the Neighbourhood Plan because Dunsfold Park is a strategic site which is largely outside the scope of the Neighbourhood Plan.

The site contains areas of Ancient Woodland and a Site of Nature Conservation Importance, as well as being adjacent to a Grade II Listed Building. There could be potential impacts on habitat should the site be developed. The development of the site could also, in the context of development at Dunsfold Aerodrome, contribute to coalescence with Dunsfold itself.

Despite the constraints, this site could be considered in future reviews of the Neighbourhood Plan if an extension to the Dunsfold Park development was considered acceptable by WBC.

High Billingshurst Farm Site 2

This site as a potential site allocation should be seen in the context of the Dunsfold Park development. It is more appropriate for consideration through the Local Plan than the Neighbourhood Plan because Dunsfold Park is a strategic site which is largely outside the scope of the Neighbourhood Plan

There are no environmental designations within or adjacent to the site, although there is a Grade II listed building close by, and although the site is surrounded by woodland on two sides, it is likely to feature in long distance views given its prominence and altitude and



setting within open fields. As such its development could have a detrimental impact on the AGLV.

Despite the constraints, this site could be considered in future reviews of the Neighbourhood Plan if an extension to the Dunsfold Park development was considered acceptable by WBC.

The Dunsfold Site Assessment and Selection Paper was then produced in July 2022 to support the current round of consultation and describes the two stages of consultation:

- *Stage 1: AECOM Site Assessment*

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

- *Stage 2: Dunsfold Site Selection Principles*

To take into account Dunsfold's specific factors, such as its rural nature, and the vital importance of avoiding coalescence with Dunsfold Park, the Steering Group developed a set of Dunsfold Parish specific site selection principles against which to assess the sites.

Paragraphs 2.7-2.12 set out the reasons that the NP Steering Group felt it necessary to depart from the AECOM conclusions and prepare their own assessment. Of relevance for High Billingshurst Farm is paragraph 2.10 which states:

Nor did AECOM put the same weight on the need to avoid coalescence, as did the Steering Group. Coalescence is only mentioned once in the body of their report in the context of site DNP13, High Billingshurst Farm Site 1. In addition, coalescence is stated not to be a problem even in DNP14, High Billingshurst Farm Site 2 or DNP9 New Pound Farm. The Steering Group does not agree.

Appendix 2 of the Site Assessment and Selection Paper sets out the approach to each of the individual elements against which the sites were assessed. In relation to Coalescence, the document sets out the following:



WILLOW TREE
HOMES

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

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

It is notable that the assessment of Coalescence is treated as a binary matter rather than the more nuanced approach of the AECOM report to other constraints.

The Site Selection and Assessment Paper goes on to set out a more detailed assessment of High Billingham Farm Site 1 and 2. The Assessment and commentary is identical for each site so they are combined in the table below with commentary against each:

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity is large scale major development. The assumed density is significantly above 15 dph.	
Whist development is at large scale it can be brought forward at a lower density in order to protect the character of the surrounding area.		
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	
The land and surrounding area is Grade 3 agricultural land so by no means the best and most versatile land which requires any level of additional protection		
S3: Location and Coalescence	The site is outside the settlement area. The site would contribute to the narrowing of the gap between Dunsfold Village and Dunsfold Park.	



WILLOW TREE
HOMES

<p>Whilst there is some narrowing of the gap, a substantial gap would remain in place. Further commentary is set out regarding the weight that can be given to coalescence elsewhere in these representations.</p>		
<p>S4: Natural Environment</p>	<p>With the exception of the site being within an AGLV, the site is not within or adjoining any other environmental designations except that Ancient Woodland abuts the site to the west and south. Design and layout should be able to avoid any conflict between the Ancient Woodland and any development. Also, the development would impact the view from Hascombe Hill, in the AONB.</p>	
<p>The impact on the AONB could be mitigated through design and landscaping as with impact on Ancient Woodland.</p>		
<p>S5: Flooding</p>	<p>The site is within Flood Zone 1.</p>	
<p>This scoring is supported.</p>		
<p>S6: Heritage Assets</p>	<p>There are no known heritage assets within or adjoining the site.</p>	
<p>This scoring is supported.</p>		
<p>S7: Community Facilities</p>	<p>Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.</p>	
<p>This scoring is supported.</p>		
<p>S8: Access and Highways</p>	<p>No direct access to highway. Walking to existing facilities and services is not considered practical.</p>	
<p>The site would have a direct link to the facilities and services provided in the Dunsfold Aerodrome development as set out in the wording of the allocation.</p>		
<p>S9: Infrastructure</p>	<p>There are potential sewerage infrastructure capacity constraints.</p>	
<p>The development is of a scale where sewerage infrastructure capacity can be upgraded alongside the Dunsfold Aerodrome Development.</p>		
<p>S10: Deliverability</p>	<p>There are no known deliverability constraints. Proving a vehicular access to the site is also unclear.</p>	
<p>As set out, an access can be provided into the site, there are no known constraints to deliverability</p>		



Dunsfold Green Gap

The Parish Council produced a paper on the proposed Dunsfold Green Gap (July 2022) which has been published as part of the Neighbourhood Plan consultation.

Reference is made to the use of a strategic / green gap by the Partnership for Urban South Hampshire (PUSH). The area covered by the PUSH Strategic Gap is significant and seeks to protect sprawl from large urban areas across 11 separate authorities. It is considered that its context is significantly different from that of Dunsfold.

As recognised in paragraph 11 of the paper, strategic/green gaps are **not** formally recognised in the National Planning Policy Framework or Planning Practice Guidance. It is acknowledged that there is already a strategic/green gap within the Waverley Part 1 Local Plan between Farnham and Aldershot. However, like the PUSH strategic gap, this area spans across two separate local authorities of Waverley and Hart District Councils. It has also not been deemed as an absolute constraint to development and in several instances appeal decisions have overturned this designation in favour of development with the most recent being 43 dwellings in Badshot Lea (APP/R3650/W/17/3180922)

The paper outlines the five criteria which have been identified to assess the appropriateness of, and extent of, the proposed Dunsfold Green Gap:

- (a) *Prevent coalescence of settlements.*
- (b) *Protect the identity and character of settlements.*
- (c) *Be no greater than is necessary to prevent coalescence and to maintain physical and visual separation.*
- (d) *Not preclude provision being made for some development within the gap.*
- (e) *Provide recreational value and green infrastructure and biodiversity opportunities.*

It is considered that the sites at High Billingshurst Farm could be developed without compromising any of these criteria and an ample strategic gap between Dunsfold and the Aerodrome could remain.



Consideration of Basic Conditions

The Basic Conditions which the Neighbourhood Plan is required to meet are set out below with commentary provided against each in turn.

- a. *having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).***

As set out it is not considered that the application of a Green Gap is within the remit of the Neighbourhood Plan and in any event has no relevance within National Planning Policy and advice.

- b. *having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order.***

There are numerous listed buildings in and around the centre of the village. The proposed allocations would be close to heritage assets in many instances. There is no evidence to suggest that the Parish Council has considered reasonable alternative sites away from this area. Development at High Billingshurst Farm would have no such impact on listed buildings or heritage assets.

- c. *having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order.***

There is a substantial Conservation Area in the centre of the village. The proposed allocations would be close to the Conservation Area in many instances. There is no evidence to suggest that the Parish Council has considered reasonable alternative sites away from this area. Development at High Billingshurst Farm would have no such impact on the Conservation Area.

- d. *the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.***

There has been little consideration within the Neighbourhood Plan of the proposed services which will be provided at the Dunsfold Aerodrome Site. Development within proximity to this site is considered to benefit from a significant increase in services in comparison to that available in the village itself. This has not been reflected in the scoring of potential development sites.

- e. *the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).***



It is not considered that the introduction of a strategic gap would be in accordance with strategic policies as set out in the adopted Local Plan Part 1 or the emerging Local Plan Part 2.

Conclusions

Considering the submissions set out within these representations it is not considered that the Neighbourhood Plan should proceed to the next stages of examination and adoption. The process followed by the Parish Council, particularly in reference to the Strategic Gap, is not considered to comply with the requirement to meet Basic Conditions.

The promoter of this site remains keen to discuss the potential development of this site with Dunsfold Parish Council.

Thank you for considering our comments.

Yours sincerely,

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