

Dunsfold Neighbourhood Plan

Site Assessment Report

November 2018

Quality information

Prepared by

Lachlan Anderson-Frank
Planner

Checked by

Una McGaughrin
Associate

Approved by

Una McGaughrin
Associate

Revision History

| Revision | Revision date | Details | Authorized | Name | Position |
|----------|---------------|---|------------|----------------|-----------|
| V1 | 01/06/18 | Draft | UM | Una McGaughrin | Associate |
| V2 | 26/06/18 | Final draft | UM | Una McGaughrin | Associate |
| V3 | 04/07/2018 | Revised final draft (reviewed by DPC) | UM | Una McGaughrin | Associate |
| V4 | 31/07/18 | Revised final draft (following DPC comments) | UM | Una McGaughrin | Associate |
| V5 | 29/09/18 | Revised final draft Following further DPC comments) | UM | Una McGaughrin | Associate |
| V6 | 21/11/18 | Revised final draft Following further DPC comments) | UM | Una McGaughrin | Associate |

Prepared for:

Dunsfold Parish Council

Prepared by:

AECOM Infrastructure & Environment UK Limited
Aldgate Tower,
2 Leman Street,
London
E1 8FA
UK
aecom.com

© 2018 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.

This document has been prepared by AECOM Infrastructure & Environment UK Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

| | | |
|------|--|----|
| 1. | Introduction | 7 |
| 1.1 | Background | 7 |
| 1.2 | Planning Policy and Evidence Base | 8 |
| 2. | Site Assessment Method | 12 |
| 2.1 | Task 1: Identify Sites to be included in the Assessment..... | 12 |
| 2.2 | Task 2: Development of Site Appraisal Pro-Forma | 14 |
| 2.3 | Task 3: Complete Site Pro-Formas..... | 14 |
| 2.4 | Task 4: Consolidation of Results..... | 14 |
| 2.5 | Indicative Housing Capacity | 14 |
| 3. | Site Assessment | 15 |
| 4. | Conclusions | 26 |
| 4.1 | Site Assessment Conclusions..... | 26 |
| 4.2 | Next steps..... | 26 |
| 4.3 | Viability | 26 |
| | Appendix A Completed Site Appraisal Pro-Formas | 27 |
| A.1 | Site 1: Alehouse..... | 28 |
| A.2 | Site 2: Coombe Bury..... | 33 |
| A.3 | Site 3: Wetwood Poultry | 38 |
| A.4 | Site 7: Rams Lane | 43 |
| A.5 | Site 8: Orchard | 48 |
| A.6 | Site 9: New Pound Farm..... | 53 |
| A.7 | Site 11: Wetwood Cottage | 58 |
| A.8 | Site 13: High Billingham Farm Site 1 | 63 |
| A.9 | Site 14: High Billingham Farm Site 2 | 68 |
| A.10 | Site 15: Hatchlands..... | 73 |
| A.11 | Site 17: Millhanger, Chiddingfold Road..... | 78 |
| A.12 | Site 18: Binham's Lee..... | 83 |
| A.13 | Site 19: Old Croft, Shoppe Hill..... | 88 |

Abbreviations used in the report

Abbreviation

| | |
|-------|--|
| DPC | Dunsfold Parish Council |
| DPD | Development Plan Document |
| Ha | Hectare |
| LAA | Waverley Borough Council Land Availability Assessment 2018 |
| MHCLG | Ministry for Housing, Communities and Local Government |
| LP | Local Plan |
| NP | Neighbourhood Plan |
| NPPF | National Planning Policy Framework |
| PDL | Previously Developed Land |
| PPG | Planning Policy Guidance (MHCLG) |
| SHLAA | Strategic Housing Land Availability Assessment |
| WBC | Waverley Borough Council |

Executive Summary

Background

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so that the approach is transparent and defensible.

The Neighbourhood Plan, which will cover the whole of Dunsfold Parish in the district of Waverley in Surrey, is being prepared in the context of a recently adopted Local Plan for Waverley, with the intention to allocate sites for development in the Neighbourhood Plan.

Dunsfold Parish Council has made good progress in starting to prepare the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. The adopted Local Plan allocates 100 homes to Dunsfold Parish, in addition to the strategic allocation at Dunsfold Aerodrome. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, including sites from the Neighbourhood Plan Call for Sites process and sites emerging from the adopted Local Plan evidence base, including the 2017 Housing Trajectory (HT), 2016 Land Availability Assessment (LAA), and 2014 Strategic Housing Land Availability Assessment (SHLAA).

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of the adopted Local Plan for Waverley, and from this pool of sites, which are the best sites to meet the objectives of the Neighbourhood Plan. In this context it is anticipated that the Neighbourhood Planning site selection process, aided by this report, will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

Waverley Borough Councils assessed a number of sites in Dunsfold through technical work (the HT, LAA and SHLAA noted above) to support the adopted Local Plan. This work has been reviewed, as well as an assessment of new sites that have arisen since (Call for Sites), as part of AECOM's site assessment.

Site Appraisal Summary

The assessment has found that two sites are considered appropriate for allocation through the Neighbourhood Plan with seven further sites potentially appropriate for development or conversion from other uses e.g. agricultural, if the identified constraints can be resolved. Eleven sites are considered to be unsuitable for development and therefore inappropriate as allocations, mainly due to their remote location and the lack of integration with the village. Allocation of these sites would lead to unsustainable development which would be contrary to both national and local planning policy.

1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Dunsfold Neighbourhood Plan on behalf of Dunsfold Parish Council. The work undertaken was agreed with the Parish Council and the Ministry for Housing, Communities and Local Government (MHCLG) in January 2018.

The Neighbourhood Plan is being prepared in the context of the adopted Local Plan for Waverley, which was adopted in February 2018, and covers the period of 2013-2032, providing a framework for how future development across Waverley will be planned and delivered.

The adopted Local Plan focuses on strategic issues and priorities including the Council's overall strategy for where development should be located. It will also tackle issues that are of particular importance locally, such as affordable housing, and the preservation of a healthy, natural and attractive environment.

The Local Plan is also important in setting the framework for the development of neighbourhood plans. Neighbourhood plans are required to be in conformity with the Plan, and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Dunsfold, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

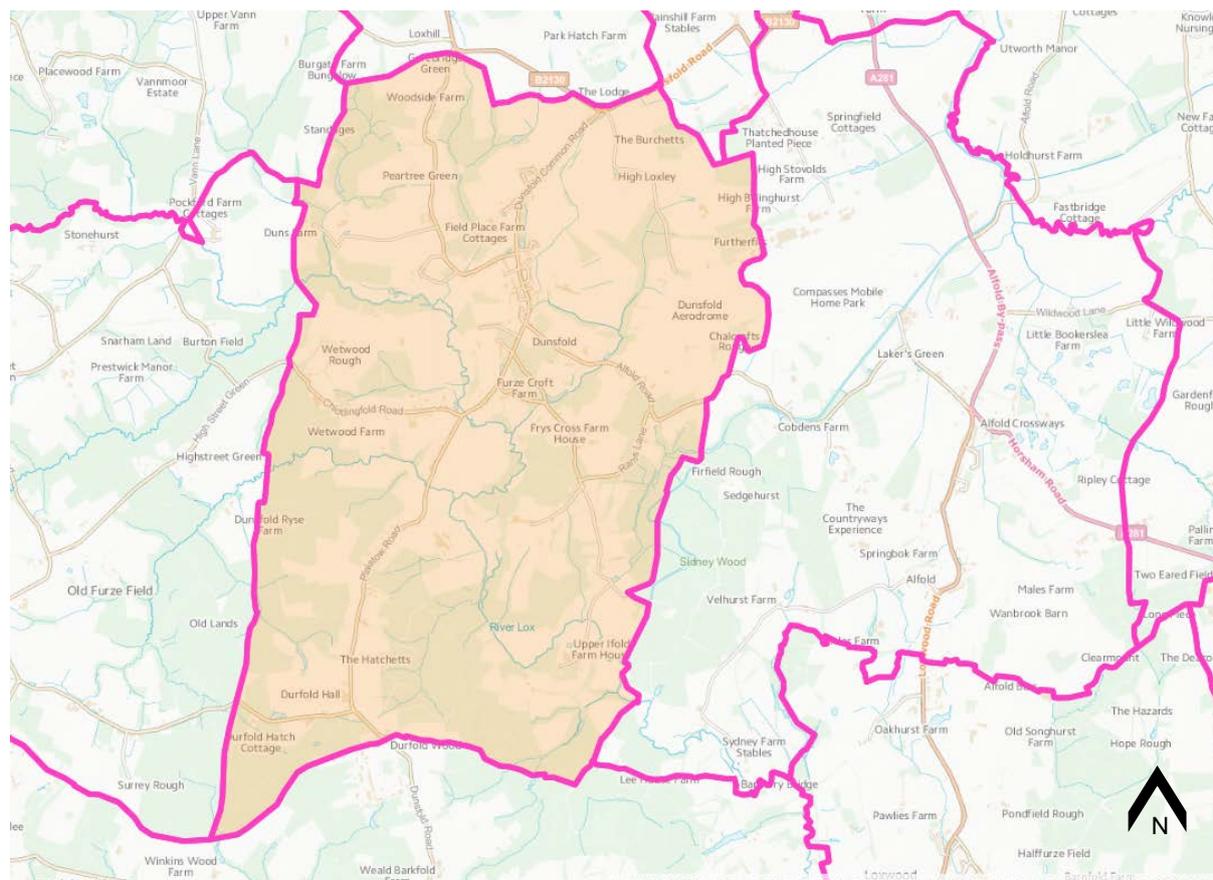
Figure 1-1 provides a map of the Dunsfold Neighbourhood area, which covers the parish of Dunsfold. It is the intention of the Neighbourhood Plan Steering Group that the Plan will include allocations for housing.

The Neighbourhood Plan, which will cover the whole of Dunsfold Parish in the district of Waverley in Surrey, is being prepared in the context of a recently adopted Local Plan for Waverley, with the intention to allocate sites for development in the Neighbourhood Plan.

Dunsfold Parish Council has made good progress in starting to prepare the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. The adopted Local Plan allocates 100 homes to Dunsfold Parish, in addition to the strategic allocation at Dunsfold Aerodrome. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, including sites from the Neighbourhood Plan Call for Sites process and sites emerging from the adopted Local Plan evidence base, including the 2017 Housing Trajectory (HT) and 2018 Land Availability Assessment (LAA).

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of WBC's adopted Local Plan; and from this pool of sites, which are the best sites to meet the objectives of the Neighbourhood Plan.

Figure 1-1: Dunsfold Parish and Neighbourhood Plan Area Boundary



Source: Ordnance Survey

1.2 Planning Policy and Evidence Base

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the adopted Local Plan. The current local development policy comprises Waverley Borough Local Plan Part 1: Strategic Policies and Sites (LPP1) adopted in February 2018¹ and Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies (LPP2), which is currently emerging. LPP1 replaces a number of policies from Local Plan 2002; however some of the Local Plan 2002 policies have been retained until the adoption of LPP2. LPP1 allocates just one site within Dunsfold for development, the Dunsfold Aerodrome Site, which is a strategic allocation (sites capable of accommodating more than 100 dwellings), and therefore is outside the scope of this Neighbourhood Plan Site Assessment. LPP2 is currently emerging however, comprising the Waverley Local Plan Part 2: Non-Strategic Policies and Sites Issues and Options consultation Document.

As part of LPP1, the Local Authority, Waverley Borough Council (WBC), have allocated 100 dwellings to Dunsfold Parish in the Adopted Local Plan (ALP) within Policy ALH1: The Amount and Location of Housing², revised up from 80 homes on the recommendation of the Planning Inspector. In doing so, it classes Dunsfold as a medium sized village in the settlement hierarchy, which will see 'limited planned growth.'³ It is also worth noting that 188 dwellings are anticipated via windfall sites within both larger and smaller villages.

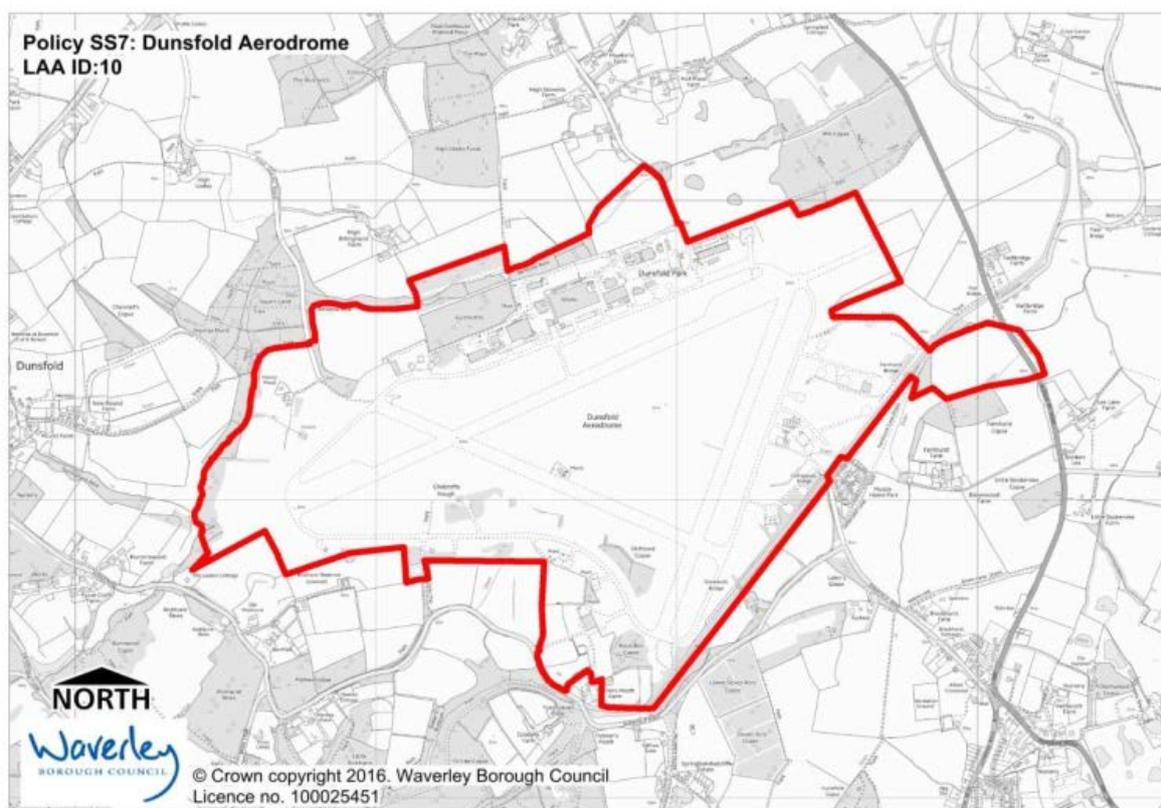
These allocation policies exclude the strategic allocation for Site SS7: Dunsfold Aerodrome, which comprises 2,600 homes, and is shown in the figure below. An application on the site for 1,800 dwellings is currently with the Secretary of State, with a decision expected 31 March. Policies relating to this site have not been considered here, as the site will not be assessed by Dunsfold Parish Council.

¹ The Planning Inspectorate issued the Waverley Borough Local Plan Part 1 Examination Inspector's Report on 1 February 2018.

² ALP, pp.6

³ ALP, pp.30

Figure 1-2: Dunsfold Aerodrome Allocation



Source: Adopted Local Plan

Of the 100 home requirement for Dunsfold, 49 already have outstanding planning permission, whilst 51 derive from "Housing from LAA sites outside settlements & allocations in Neighbourhood Plans (not applicable in the case of Dunsfold) and LPP2 H". The LPP2 Issues and Options Consultation document makes clear that sites will either be allocated via LPP2 or by neighbourhood plans. However, at the time of preparation, this document indicated that Dunsfold Parish Council did not wish to allocate sites for development via its Neighbourhood Plan. This situation has since progressed, and the Parish Council is now undertaking to allocate sites, with this Site Assessment supporting this process.

The summary table in Chapter 3 (Table 3.1) has a column which shows a summary of sites assessed in the most recent LAA (May 2018) in Dunsfold and the conclusions as to whether each site is suitable, available and viable for development. Not all of the LAA sites are duplicates of the DNP sites and vice versa but there are a number of overlaps. The figure on the following page shows the LAA sites on a map.

Dunsfold

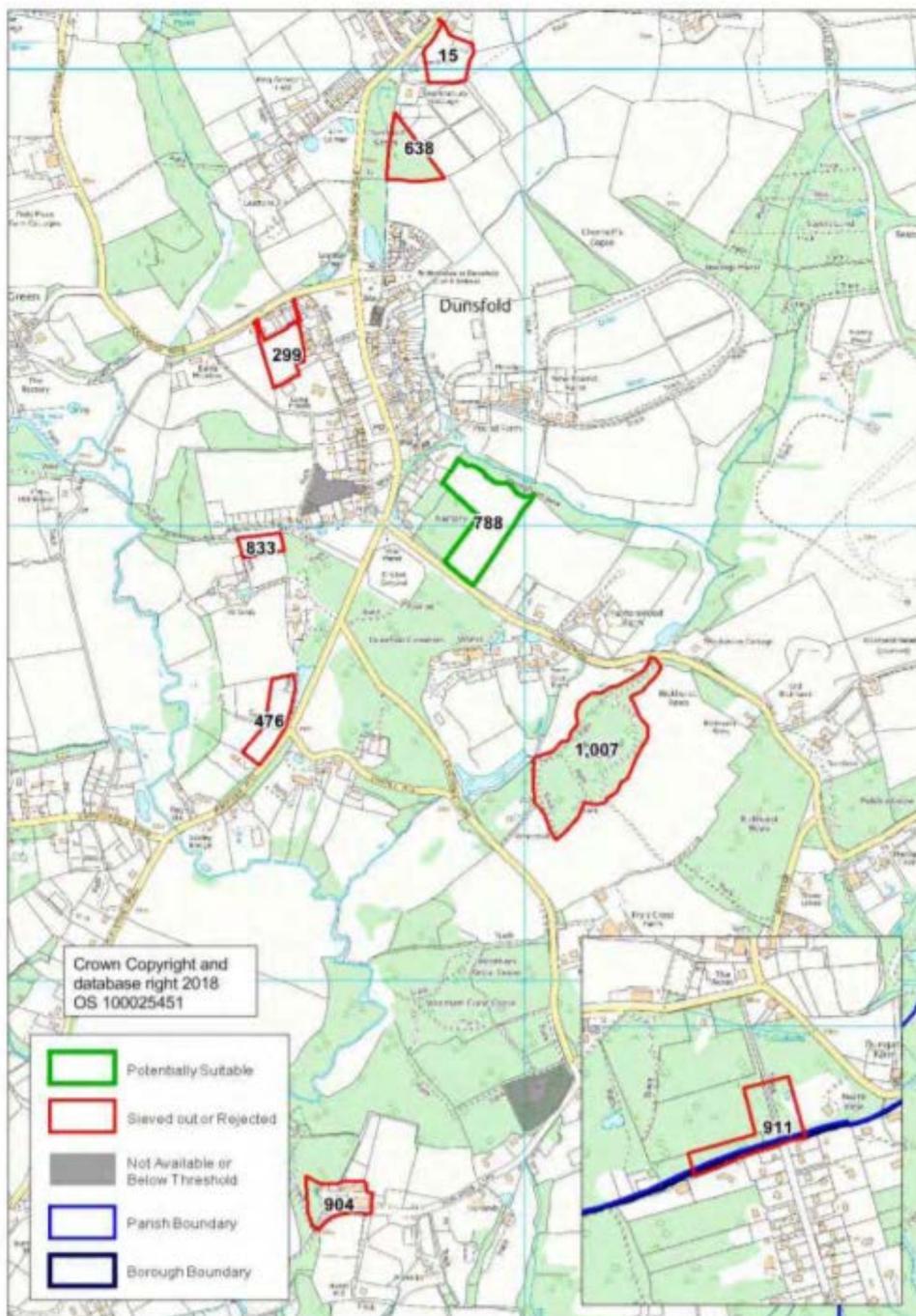


Figure 1-3 Extract from Waverley LAA May 2018 for Dunsfold.

The location of new development in Dunsfold should be in accordance with national and local planning policy. The National Planning Policy Framework (NPPF) is clear that on the location of new development in rural areas “housing should be located where it will enhance or maintain the vitality of rural communities” and also that “Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances” These special circumstances are set out as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets

- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting
- the exceptional quality or innovative nature of the design of the dwelling

Such a design should:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas
- reflect the highest standards in architecture
- significantly enhance its immediate setting
- be sensitive to the defining characteristics of the local area

In addition, the following Local Plan policies in LPP1 are also relevant to this study:

Policy SP2: Spatial Strategy – which states that in order to maintain Waverley’s character whilst insuring that development needs are met, the Spatial Strategy will allow limited levels of development in/around Dunsfold. Villages not within Surrey Hills AONB or Green Belt offer more scope for growth (in Dunsfold Green Belt surrounds the Parish but is not actually within the Parish).

Policy AHN1: Affordable Housing on Development Sites – which requires a minimum provision of 30% of affordable housing on housing developments providing a net increase of 6 dwellings or more (for designed rural areas), of 11 dwellings (in non-designated rural areas), and in development that have a maximum combined gross floorspace of more than 1000 sq m. On-site provision of AH is required and alternative to on-site provision will only be considered in exceptional circumstances. In that case, a contribution in the form of a payment equivalent to the cost of providing 30% of on-site provision may be sought. Finally, the mix of dwelling types, sizes and tenure split should reflect the type of housing identified as being required in the most up-to-date evidence of housing needs and the SHMA.

Policy AHN2: Rural Exception Sites – which states that small scale developments of affordable housing may be on land that is within an existing rural settlement when there is a genuine local need for affordable housing which cannot be met in some other way.

Policy AHN3: Housing Type and Size – which states that proposals for new housing must provide an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up-to-date evidence in the SHMA. The Council will also support the provision of new housing that meets the needs of specific groups identified in the SHMA: older people, families with children, people with disabilities. The Council will also encourage the development of specialist housing and appropriate types of older persons’ housing on suitable sites. Figure 1-2 below shows the mix of housing recommended across the whole housing market area in the SHMA. The figure in the brackets shows the figure for Waverley specifically.

Figure 1-4: Need for different size homes in the West Surrey HMA and Waverley

| | 1 bed | 2 bed | 3 bed | 4+ bed |
|----------------------|-------------|-------------|-------------|-------------|
| Market | 10% (9.3%) | 30% (32.1%) | 40% (38.2%) | 20% (20.4%) |
| Affordable | 40% (47.3%) | 30% (29.2%) | 25% (21.9%) | 5% (1.7%) |
| All dwellings | 20% | 30% | 35% | 15% |

Source: Waverley Borough Local Plan Part 1, 2018

Policy AHN4: Gypsies, Travellers and Travelling Showpeople Accommodation – which states that provision, should be made for that group, in conformity with the Waverley Traveller Accommodation Assessment. The identification of sites will be within Part 2 of the Local Plan.

2. Site Assessment Method

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing and Economic Land Availability Assessment (SHELAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

2.1 Task 1: Identify Sites to be included in the Assessment

The first task is to identify which sites should be considered as part of the assessment.

This included:

- All LAA sites that were assessed as being suitable, available and achievable for development;
- All LAA sites that were not assessed due to being too small for the SHELAA's criteria; and
- All Sites identified through Dunsfold Neighbourhood Plan Call for Sites.

New sites which had not already been assessed through the SHELAA were put forward by landowners and considered as part of the assessment.

All sites included in the assessment are shown on **Figure 2-1**.



Figure 2-1: Map showing sites included in Dunsfold Neighbourhood Plan assessment

2.2 Task 2: Development of Site Appraisal Pro-Forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- General information:
 - Site location and use; and
 - Site context and planning history.
- Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

2.3 Task 3: Complete Site Pro-Formas

The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including google maps/ streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

2.4 Task 4: Consolidation of Results

Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**.

The conclusions of the LAA were revisited to consider whether the conclusions would change as a result of the local criteria.

2.5 Indicative Housing Capacity

Where sites were previously included in the LAA, indicative housing capacity shown in this document has been used. If landowners/developers have put forward a housing figure, this has been used if appropriate. Where a site capacity figure does not exist, a calculation of the number of units at a development density of 30 dwellings per hectare has been applied. Lower densities may be appropriate to apply to the sites in the Neighbourhood Plan than suggested in this report due to the rural nature of the settlement. It is recommended that number of houses allocated per site is consistent with the existing densities of the village's built up area (i.e. its settlement boundary) and appropriate for the context and setting, taking into account the site specific characteristic and constraints.

3. Site Assessment

A number of sites were assessed to consider whether they would be appropriate for allocation in the Dunstable neighbourhood Plan. These include sites that were submitted through the Waverley LAA 2018 and found suitable, available and viable for development; and through the Neighbourhood Plan Steering Group's 'Call for Sites'.

Table 3.1 sets out a summary of the site assessments. This includes the LAA conclusion regarding each LAA sites' 'developability' and the conclusions of the Neighbourhood Plan site assessment.

The final column is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan. Green indicates the site is 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.

All sites are considered to be available for development, as they were submitted through the Call for Sites or assessed as available in the LAA.

The summary table shows that two sites are considered appropriate for allocation through the Neighbourhood Plan with seven further sites potentially appropriate for development or conversion from other uses e.g. agricultural, if the identified constraints can be resolved. Eleven sites are considered to be unsuitable for development and therefore inappropriate as allocations, mainly due to their remote location and the lack of integration with the village. Allocation of these sites would lead to unsustainable development which would be contrary to both national and local planning policy.

Table 3.1 should be read alongside the completed pro-formas presented in **Appendix A**.

Table 3-1: Site Assessment Summary Table

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Site Area (Ha) | Capacity (number of dwellings) | WBC Land Availability Assessment (May 2018) Conclusion | Neighbourhood Plan Site Assessment |
|-----------|--------------|-----------------------------------|-------------|----------------|--------------------------------------|--|--|
| 1 | Alehouse | Greenfield | LAA | 0.62 | 11 (based on landowner's submission) | <p>Site 658: Not Available.</p> <p>This site was previously promoted for housing and is now promoted for older peoples housing (C2). The site is within the Countryside beyond the Green belt and is within the AGLV. While adjacent to the settlement, development of this site 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 setting of the Listed Building.</p> | <p>Site 1 is considered to be an appropriate location for a small amount of development, despite conclusions of LAA that it is not suitable. The impact on AGLV and the village is considered to be minimal given that it would be surrounded on three sides by existing houses. Development should be of high quality and sensitively designed to respond to the location. C2 housing is required in the village to meet local needs and it would appear to be a good location to meet this need, close to facilities. Access would need to be confirmed by WBC.</p> <p>The site is potentially appropriate for development of C2 housing, which could be allocated through the Neighbourhood Plan. Discussions should be had with WBC to understand whether this proposal would be supported given the conclusions of the LAA.</p> |
| 2 | Coombe Bury | Greenfield | LAA | 0.99 | 19 (based on landowner's submission) | <p>Site 638: Unsuitable</p> <p>The site is located within the Countryside beyond the Green Belt and AGLV. It adjoins common land and a Site of Nature Conservation Importance to the west. Development of this site is likely to have an adverse impact on the landscape.</p> | <p>While the LAA conclusions are accepted, given the planning approval for land to the North of Nugent Close (WA/2016/1766), which is immediately south of the site, this site could be a future extension to development in this location. The layout of the proposed development allows for future connections into land to the north.</p> <p>The site is therefore potentially appropriate to allocate for development in the Neighbourhood Plan, but only if the site immediately to the south comes forward first.</p> |

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Site Area (Ha) | Capacity (number of dwellings) | WBC Land Availability Assessment (May 2018) Conclusion | Neighbourhood Plan Site Assessment |
|-----------|-----------------|--|-----------------------------------|----------------|--------------------------------|--|--|
| 3 | Wetwood Poultry | Previously Developed Land and Greenfield | Neighbourhood Plan Call for Sites | 0.95 | N/A | N/A | <p>The site is not suitable for development. Although it is partly previously developed land and existing access that would likely be adequate to accommodate development, it is not well located in relation to the existing settlement boundary or local services or transport connections, and contains Ancient Woodland.</p> <p>There is currently an application to erect a boar stud (WA/2016/1034)</p> <p>While the site is not considered suitable for a large amount of development, it is relevant to note that a similar planning application for change of use of agricultural buildings to 5 dwellings at Duns Copse, Chiddingfold Road. (PRA/2018/0026). It may be, therefore, that conversion of the agricultural buildings to a small number of dwellings would be supported by WBC.</p> |

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Site Area (Ha) | Capacity (number of dwellings) | WBC Land Availability Assessment (May 2018) Conclusion | Neighbourhood Plan Site Assessment |
|-----------|---------------------|-----------------------------------|-------------|----------------|-------------------------------------|---|--|
| 4 | Wrotham Hill Site B | Greenfield | LAA | 0.5 | 3 (based on landowner's submission) | LAA Site 476: Unsuitable The site is not suitable for development because it is further than 100m from settlement boundary. ⁴ | <p>LAA conclusions are that the site not suitable for development due to distance from settlement boundary. While a distance limit has not been applied to the Neighbourhood Plan assessment, it is a key factor in assessing the suitability of land for development.</p> <p>National Planning Policy Framework paragraph 79 states that:</p> <p>Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:</p> <p>a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;</p> <p>b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;</p> <p>c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential dwelling; or</p> <p>e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.</p> <p>Development of the site would constitute isolated development in open countryside is therefore contrary to national and local planning policy and not appropriate as an allocation for housing in the Neighbourhood Plan.</p> <p>In addition, there appears to be no safe pedestrian footway connecting the site with the village facilities.</p> |

⁴ The LAA states on pp. 10 “In the adopted Local Plan Part 1, the spatial strategy seeks to focus new development at the four main settlements, larger villages with local services and other villages with limited services and each parish with a settlement in the top three tiers of the hierarchy is allocated a number of homes to accommodate. Greenfield housing sites that are more than 100 metres from a settlement in the top three tiers of the hierarchy have been excluded as these are in an isolated location, do not relate well to existing settlements and are therefore not in accordance with the spatial strategy in the adopted Local Plan Part 1, or national guidance as they would not be able to contribute towards delivering sustainable mixed communities. However, sites that exceed the 100m limit but that contain an element of previously developed land, or where the established uses are uncertain, have been assessed in the LAA.”

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Site Area (Ha) | Capacity (number of dwellings) | WBC Land Availability Assessment (May 2018) Conclusion | Neighbourhood Plan Site Assessment |
|-----------|---------------------|-----------------------------------|-------------|----------------|-------------------------------------|---|---|
| 5 | Wrotham Hill Site A | Greenfield | LAA | 0.74 | 5 (based on landowner's submission) | LAA Site 476: Unsuitable The site is not suitable for development because it is further than 100m from settlement boundary. ⁵ | <p>LAA conclusions are that the site not suitable for development due to distance from settlement boundary. While a distance limit has not been applied to the Neighbourhood Plan assessment, it is a key factor in assessing the suitability of land for development.</p> <p>National Planning Policy Framework paragraph 79 states that:</p> <p>Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:</p> <p>a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;</p> <p>b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;</p> <p>c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential dwelling; or</p> <p>e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.</p> <p>Development of the site would constitute isolated development in open countryside is therefore contrary to national and local planning policy and is not appropriate for allocation in the Neighbourhood Plan.</p> <p>In addition, there appears to be no safe pedestrian footway connecting the site with the village facilities.</p> |

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Site Area (Ha) | Capacity (number of dwellings) | WBC Land Availability Assessment (May 2018) Conclusion | Neighbourhood Plan Site Assessment |
|-----------|----------------|-----------------------------------|-----------------------------------|----------------|-------------------------------------|--|--|
| 6 | Knights | Greenfield | Neighbourhood Plan Call for Sites | 0.1 | 1 (based on landowner's submission) | N/A | The site is not appropriate to allocate in the Neighbourhood Plan because it is removed from the settlement. A planning application would determine whether development of this site would be supported by WBC. . |
| 7 | Rams Nest | Greenfield | Neighbourhood Plan Call for Sites | 1.8 | 7 (based on landowner's submission) | N/A | The site is not suitable for development as it is removed from the existing settlement; development of the site could have a potential impact on far-reaching views across the Eastern part of the Parish and the AGLV. Furthermore, there is a very significant height differential of five metres across the site, which creates a significant constraint on its development. |
| 8 | Orchard | Previously Developed Land | Neighbourhood Plan Call for Sites | 1 | N/A | N/A | The site is potentially suitable for conversion of some of the buildings to an alternative use, including housing because, although it is not within or adjacent to the settlement, it is previously developed land. The site currently supports employment and a case for the loss of employment use would need to be made. There is a bus stop nearby although services are limited. The current road access from Chiddingfold Road serves a range of businesses and is therefore likely to be adequate should further development occur. There are no environmental or heritage designations within or adjacent to the site. If this site is considered as a potential allocation for housing in the Neighbourhood Plan, it should be discussed with WBC to understand whether an allocation here would be supported. |
| 9 | New Pound Farm | Greenfield | Neighbourhood Plan Call for Sites | 3.34 | N/A | N/A | The site(s) appears to be potentially suitable for development as a future extension to the site with planning permission north of Nugent Close ((WA/2016/1766). There are no environmental designations within or adjacent to the site, although there is a Grade II listed building adjacent to it. However the development of the site could have a substantial impact on the character of the settlement and would be a significant departure from the historical linear form of the village. |

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Site Area (Ha) | Capacity (number of dwellings) | WBC Land Availability Assessment (May 2018) Conclusion | Neighbourhood Plan Site Assessment |
|-----------|----------------------|--|-----------------------------------|----------------|--|--|---|
| 10 | Mill Lane | Greenfield | LAA | 0.45 | 5 (based on landowner's submission) | <p>Site 833: Unsuitable</p> <p>The site is within the Countryside beyond the Green Belt and within the AGLV. It is part of a flat field fronting onto Mill Lane, with a boundary hedge on each side. However there is no physical feature to define the southern boundary. The site is not as well related to the settlement area of Dunsfold. The site is visibly prominent in the local landscape and therefore any development would alter the rural character of the area.</p> | The site is not well related to the settlement and would constitute isolated development in the countryside and is visibly prominent in the local landscape. |
| 11 | Wetwood Cottage | Previously Developed Land and Greenfield | Neighbourhood Plan Call for Sites | 1.42 | 25 + 2,500 m2 commercial (based on landowner's submission) | N/A | <p>The site is not suitable for development of the scale proposed by landowner as it is not well located to the existing settlement or to public transport. However, there is a possibility that redevelopment of the existing buildings may be acceptable due to Local Plan policy on previously developed land. There are no environmental or heritage designations within or adjacent to the site.</p> <p>The site is potentially suitable for allocation in the Neighbourhood Plan for a small amount of development from conversion of existing buildings; however this should be discussed with WBC to establish whether an allocation of this nature would be supported.</p> |
| 12 | Dunsfold Common Road | Greenfield | LAA | 0.89 | 5 (based on landowner's submission) | <p>Site 15: Unsuitable</p> <p>The site is not suitable for development due to potential impact on the Surrey Hills Area of Great Landscape Value (AGLV), and because the site is not well related to the settlement boundary.</p> | <p>The LAA conclusions appear to be reasonable. Site is not appropriate as an allocation for housing in the Neighbourhood Plan.</p> <p>The site is not well related to the settlement and development could impact the Surrey Hills AGLV. It is therefore not appropriate for allocation in the Neighbourhood Plan.</p> |

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Site Area (Ha) | Capacity (number of dwellings) | WBC Land Availability Assessment (May 2018) Conclusion | Neighbourhood Plan Site Assessment |
|-----------|--------------------------------|-----------------------------------|-----------------------------------|----------------|---------------------------------------|--|---|
| 13 | High Billingshurst Farm Site 1 | Greenfield | Neighbourhood Plan Call for Sites | 4.45 | 134 (based on landowner's submission) | N/A | <p>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.</p> <p>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.</p> <p>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.</p> |
| 14 | High Billingshurst Farm Site 2 | Greenfield | Neighbourhood Plan Call for Sites | 5.67 | 170 (based on landowner's submission) | N/A | <p>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</p> <p>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.</p> <p>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.</p> |

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Site Area (Ha) | Capacity (number of dwellings) | WBC Land Availability Assessment (May 2018) Conclusion | Neighbourhood Plan Site Assessment |
|-----------|--------------|-----------------------------------|-----------------------------------|----------------|-------------------------------------|--|--|
| 15 | Hatchlands | Greenfield | Neighbourhood Plan Call for Sites | 0.71 | 3 (based on landowner's submission) | N/A | <p>The site not suitable for development due to the distance from the existing settlement. National Planning Policy Framework paragraph 79 states that:</p> <p>Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:</p> <p>a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;</p> <p>b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;</p> <p>c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential dwelling; or</p> <p>e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.</p> <p>In addition, there appears to be no safe pedestrian footway connecting the site with the village facilities.</p> <p>However, if the proposals were for conversion of an existing building this could potentially be acceptable. The site also contains Ancient & Natural Woodland which would need to be taken into consideration.</p> |

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Site Area (Ha) | Capacity (number of dwellings) | WBC Land Availability Assessment (May 2018) Conclusion | Neighbourhood Plan Site Assessment |
|-----------|-------------------------------|-----------------------------------|-----------------------------------|----------------|-------------------------------------|--|---|
| 16 | Land at Shoppe Hill | Greenfield | NP Call for Sites | 0.94 | N/A | <p>Site 299: Unsuitable</p> <p>The site is within the Countryside beyond the Green Belt and is within the AGLV. The eastern part of the sites is in the Conservation Area. There are three Listed Buildings (Grade II) to the east which could be negatively impacted by any development. Development of this site is likely to have an adverse impact on the character of the village</p> | Despite LAA conclusions, it is considered that the site is potentially suitable in principle for a small number of dwellings, and if sensitively designed could minimised impact on the village, conservation area and listed buildings. However, there does not appear to be current access or the potential to create adequate vehicular access to the site therefore the site is not currently developable. |
| 17 | Millhanger, Chiddingfold Road | Previously Developed Land | NP Call for Sites | 0.77 | 1 (based on landowner's submission) | N/A | As this is a previously developed site it is possible a conversion here from agricultural use to residential would be acceptable under paragraph 55 of NPPF. This should be discussed with WBC to understand whether this site would be supported as an allocation for a conversion to residential in the NP. |
| 18 | Binham's Lea | Previously Developed Land | Neighbourhood Plan Call for Sites | 0.1 | 2 (based on landowner's submission) | N/A | The site appears to be suitable for development, if the proposal avoided the oak tree and was sensitively designed to minimise impact on the conservation area and adjacent Site of Nature Conservation. |
| 19 | Old Croft, Shoppe Hill | Greenfield (Garden land) | Neighbourhood Plan Call for Sites | 0.05 | 1 (based on landowner's submission) | N/A | This does not appear to be an appropriate allocation in the Neighbourhood Plan for an additional dwelling due to the impact on the character of the village and the conservation area and loss of garden land. However, the owner could approach WBC directly to discuss whether this is likely to be supported as a planning application. If a planning application was approved, this would become a windfall site and the additional house counted towards the housing requirement for the Neighbourhood Plan. |

| Site Ref. | Site Address | Site Type (Greenfield/Brownfield) | Site Source | Site Area (Ha) | Capacity (number of dwellings) | WBC Land Availability Assessment (May 2018) Conclusion | Neighbourhood Plan Site Assessment |
|-----------|-----------------------|-----------------------------------|-------------|----------------|--------------------------------|--|---|
| 20 | Land east of Dunsfold | Greenfield | LAA | 2.48 | 40 (based on LAA) | <p>Site 788: Potentially suitable</p> <p>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. Since the base date for the LAA, 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. However, whether the site is allocated or not is a matter for the Dunsfold Neighbourhood Plan and whether they identify a need to release greenfield sites for development</p> | <p>The LAA notes that the site has planning permission for 8 units but concludes that the site is potentially suitable for allocation through the Neighbourhood Plan for further development.</p> <p>It is considered that this is a valid option for meeting the residual housing requirement for Dunsfold Neighbourhood Plan but that an allocation of this site would need to demonstrate how further development of the site would integrate with the permitted 8 dwellings and the village as a whole. The allocation would also need to show that adequate access could be created to the site.</p> |

4. Conclusions

4.1 Site Assessment Conclusions

Twenty sites were assessed to consider whether they would be appropriate to put forward as housing allocations in the Dunstable Neighbourhood Plan to meet the identified housing requirement of up to 100 homes. These included sites that were submitted through the Waverley Land Availability Assessment 2018 and found to be suitable, available and achievable for development and sites that were submitted through the Neighbourhood Plan Steering Group's Call for Sites process.

The site assessment should be read in the context of the adopted planning policy documents of Waverley Borough Council as the Neighbourhood Plan must be in conformity with the strategic policies of the Local Plan, as well as national planning policy.

Table 3.1 sets out a summary of the site assessment which builds on the LAA conclusions but considers the appropriateness of the sites as allocations in the Neighbourhood Plan context.

The summary table shows that there are potentially a number of options for meeting the housing requirement through site allocations in the Neighbourhood Plan.

The summary table shows that two sites are considered appropriate for allocation through the Neighbourhood Plan with seven further sites potentially appropriate for development or conversion from other uses e.g. agricultural, if the identified constraints can be resolved. Eleven sites are considered to be unsuitable for development and therefore inappropriate as allocations, mainly due to their remote location and the lack of integration with the village. Allocation of these sites would lead to unsustainable development which would be contrary to both national and local planning policy.

It is also worth pointing out that it would be beneficial for the village if the redundant village school building was brought back into use, either for education, if a provider could be found or other uses if an education use is not taken up. The Neighbourhood Plan could include policies for this site. If the site and buildings were considered for conversion or redevelopment for housing, this could be an option for meeting part of the residual housing requirement.

4.2 Next steps

The suggested next steps are for the Parish Council to select sites for allocation in the Neighbourhood Plan to make up the approximate housing requirement of 100 dwellings in the adopted Local Plan, based on the objectives of the Neighbourhood Plan, consultation with the community and discussion with WBC.

4.3 Viability

As part of the site selection process, it is recommended that the Steering Group discusses site viability with WBC as allocations should be supported by viability evidence. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as the Waverley Affordable Housing Viability Assessment 2012) to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Steering Group, to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

Appendix A Completed Site Appraisal Pro-Forms

Appendix A contains completed site appraisal pro forms for sites that have not already been assessed by Waverley Borough Council through the LAA process or a planning application

A.1 Site 1: Alehouse

General information

| | |
|---|-----------------------|
| Site Reference / name | 1 |
| Site Address (or brief description of broad location) | Alehouse |
| Current use | Greenfield |
| Proposed use | Housing |
| Gross area (Ha) Total area of the site in hectares | 0.62 |
| SHLAA site reference (if applicable) | 658 |
| Method of site identification (e.g. proposed by landowner etc) | Proposed by landowner |



Context

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) | Greenfield | Brownfield | Mixture | Unknown |
| Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Site planning history | 2014 Pre application | | | |

Have there been any previous applications for development on this land? What was the outcome?

Suitability

Suitability

| | |
|--|---|
| <p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p> | <p>The Call for Sites submission states that “access is required via the driveway to the Sun Inn and rights of way have been acquired under a legal agreement. A further right of way will need to be negotiated over Oak Tree Lane with WDC in the event that planning consent is granted. Initial discussions have been held”</p> |
| <p>Is the site accessible?</p> <p>Provide details of site’s connectivity</p> | <p>Site is very well located for village services being in a central village location.</p> |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|--|--|--|
| <p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | <p>No</p> | <p>Contains or is adjacent to no policy or environmental designations.</p> |
| <p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p> | <p>Potential value</p> | <p>Potentially as site contains some green open space.</p> |
| <p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly</p> | <p>Low sensitivity to development</p> | <p>The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as “<i>underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled, remote and deeply rural in character.</i>”, with the West</p> |

| | | |
|--|--|---|
| detract from the landscape and important features unlikely to be retained- mitigation not possible | | Dunsfold Wooded Low Weald (WW2) in particular described as “relatively low lying, generally with a gently undulating landform...between woodland blocks there are arable field and smaller areas of pasture, often bounded by hedges and tree belts. The enclosed nature of the character area limits long distance views.” |
| Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a) | | No loss of high quality agricultural land |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|---|--|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | <p>Potential for impact and need for mitigation</p> | <p>It is within the Conservation Area and adjoins several Listed Buildings along Oak Tree Lane and Sun Inn Road,</p> |

Community facilities and services

| | | |
|---|---------------------------|--|
| <p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p> | <p>Favourably located</p> | <p>Observations and comments</p> <p>The site is well located for the local services in Dunsfold (which include public transport, pub and a local shop).</p> |
|---|---------------------------|--|

Other key considerations

| | | |
|---|---------|--|
| Are there any Tree Preservation Orders on the site? | Unknown | |
| What impact would development | Unknown | Site contains open green space. Impact can be identified |

| | | | |
|---|--------------------------|--|-----------------|
| have on the site's habitats and biodiversity? | | through a Habitat 1 Survey, and potential impacts mitigated. | |
| Public Right of Way | None | PROW adjacent to site. | |
| Existing social or community value (provide details) | No | | |
| <i>Is the site likely to be affected by any of the following?</i> | <i>Yes</i> | <i>No</i> | <i>Comments</i> |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Characteristics

| Characteristics which may affect development on the site: | Comments |
|--|----------|
| Topography: Flat/ plateau/ steep gradient | No |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

Availability

| | Yes | No | Comments |
|--|-------------------------------------|--------------------------|---|
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Parish Council's Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Access rights to be confirmed |
| Is there a known time frame for availability? 0-5 /6-10 / 11-15 years. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within 5 years |
| Any other comments? | | | |

4.0. Summary

| Conclusions | |
|--|--|
| The site is appropriate for allocation | <input checked="" type="checkbox"/> |
| This site has minor constraints | <input checked="" type="checkbox"/> |
| The site has significant constraints | <input type="checkbox"/> |
| The site is unsuitable for allocation | <input type="checkbox"/> |
| Potential housing development capacity: | |
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> • considered to be an appropriate location for a small amount of development, despite conclusions of LAA that it is not suitable. • 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. • C2 housing is required in the village to meet local needs and it would appear to be a good location to meet this need, close to facilities. |

A.2 Site 2: Coombe Bury

General information

| | |
|---|-----------------------|
| Site Reference / name | 2 |
| Site Address (or brief description of broad location) | Coombe Bury |
| Current use | |
| Proposed use | Housing |
| Gross area (Ha) Total area of the site in hectares | 0.99 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Proposed by landowner |



Context

N

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) | Greenfield | Brownfield | Mixture | Unknown |
| Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Site planning history Have there been any previous applications for | None known | | | |

development on this land? What was the outcome?

Suitability

Suitability

| | |
|---|--|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | No current access to the site. However, planning approval for land to the North of Nugent Close (WA/2016/1766) allows for future connections into land to the north. |
| Is the site accessible? Provide details of site's connectivity | Within 800m of the key services and facilities in the village, including public transport. |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|---------------------------------------|--|
| <p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | Yes | Within Area of Great Landscape Value (AGLV). It adjoins SNCI to the west. . |
| <p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p> | Potential value | Potentially as site contains some green open space. |
| <p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | Low sensitivity to development | The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as "underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled, remote and deeply rural in character.", with the West Dunsfold Wooded Low Weald (WW2) in particular described as "relatively low lying, generally with a gently |

| | | |
|---|----------------|--|
| | | undulating landform...between woodland blocks there are arable field and smaller areas of pasture, often bounded by hedges and tree belts. The enclosed nature of the character area limits long distance views." It also notes that "the majority of woodland is designated...mainly for their semi-natural ancient woodland". The site is surrounded by woodland on all sides, including some areas of Ancient Woodland on three sides, and does not feature in any views as it sits in a lea. |
| Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a) | No loss | None |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|--|--|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | Limited or no impact or no requirement for mitigation | No heritage assets are within or adjacent to the site. |

Community facilities and services

| | | |
|---|---------------------------|---|
| <p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p> | Moderately located | <p>Observations and comments</p> <p>The site is well located for the local services (which include public transport and a local shop).</p> |
|---|---------------------------|---|

Other key considerations

| | | | |
|---|--------------------------|---|-----------------|
| Are there any Tree Preservation Orders on the site? | None | | |
| What impact would development have on the site's habitats and biodiversity? | Unknown | Site contains open green space. Impact can be identified through a Habitat 1 Survey, and potential impacts mitigated. | |
| Public Right of Way | None | None. | |
| Existing social or community value (provide details) | No | | |
| <i>Is the site likely to be affected by any of the following?</i> | <i>Yes</i> | <i>No</i> | <i>Comments</i> |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Characteristics

| Characteristics which may affect development on the site: | Comments |
|--|--|
| Topography: Flat/ plateau/ steep gradient | Some gradients with 2m height differences. |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

Availability

| | Yes | No | Comments |
|--|-------------------------------------|-------------------------------------|---|
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Parish Council's Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is there a known time frame for availability? 0-5 /6-10 / 11-15 years. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within 5 years |

| | |
|----------------------------|--|
| Any other comments? | |
|----------------------------|--|

4.0. Summary

| Conclusions | |
|--|--|
| The site is appropriate for allocation | <input type="checkbox"/> |
| This site has minor constraints | <input checked="" type="checkbox"/> |
| The site has significant constraints | <input type="checkbox"/> |
| The site is unsuitable for allocation | <input type="checkbox"/> |
| Potential housing development capacity: | N/A |
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> • While the LAA conclusions are accepted, given the planning approval for land to the North of Nugent Close (WA/2016/1766), which is immediately south of the site, this site could be a future extension to development in this location. The layout of the proposed development allows for future connections into land to the north. • The site is therefore potentially appropriate to allocate for development in the Neighbourhood Plan, but only if the site immediately south comes forward first and |

A.3 Site 3: Wetwood Poultry

General information

| | |
|---|---|
| Site Reference / name | 3 |
| Site Address (or brief description of broad location) | Wetwood Poultry |
| Current use | Agriculture (A poultry unit consisting of 4 poultry houses totalling 22,000 sqft) |
| Proposed use | Housing |
| Gross area (Ha) Total area of the site in hectares | 0.95 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Proposed by landowner |



Context

| Is the site: | Greenfield | Brownfield | Mixture | Unknown |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Greenfield: land (farmland, or open space, that has not previously been developed) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Brownfield: Previously developed land which is or was occupied by a permanent structure, | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|--|--|--|--|
| including the curtilage of the developed land and any associated infrastructure. | | | | |
| Site planning history Have there been any previous applications for development on this land? What was the outcome? | Application to erect a Boar Stud (WA/2016/1034) currently pending. | | | |

Suitability

Suitability

| | |
|---|---|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | Current access off Chiddingfold road is relatively wide and would likely be adequate for a modicum of future residential development. |
| Is the site accessible? Provide details of site's connectivity | Site is located approximately 1.2km from bus stops at Wrotham Hill with services to Cranleigh, Godalming and Guildford. |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|---------------------------------------|--|
| Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | No | Contains or is adjacent to no policy or environmental designations. |
| Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? | Potential value | Potentially as site contains some green open space. |
| Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); | Low sensitivity to development | The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as <i>"underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled, remote and deeply rural in</i> |

| | | |
|---|---|---|
| <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | | <p><i>character.</i>”, with the West Dunsfold Wooded Low Weald (WW2) in particular described as “relatively low lying, generally with a gently undulating landform...between woodland blocks there are arable field and smaller areas of pasture, often bounded by hedges and tree belts. The enclosed nature of the character area limits long distance views.” It also notes that “the majority of woodland is designated...mainly for their semi-natural ancient woodland”. The site is surrounded by woodland on all sides, including some areas of Ancient Woodland on three sides, and does not feature in any views as it sits in a lea.</p> |
| <p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p> | <p>Loss of Grade 3 agricultural land</p> | <p>Contains Grade 3 Good to Moderate Agricultural Land.</p> |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|--|---|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | <p>Limited or no impact or no requirement for mitigation</p> | <p>No heritage assets are within or adjacent to the site.</p> |

Community facilities and services

| | | |
|--|------------------------------|--|
| <p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m,</p> | <p>Poorly located</p> | <p>Observations and comments</p> <p>The site is not particularly well located to the edge of Dunsfold and the local services there (which include public transport and a local shop).</p> |
|--|------------------------------|--|

| | | |
|--|--|--|
| Moderately located if 400m to 800m, and favourable located if < 400m from services. | | |
|--|--|--|

Other key considerations

| | | | |
|---|--------------------------|---|-----------------|
| Are there any Tree Preservation Orders on the site? | None | | |
| What impact would development have on the site's habitats and biodiversity? | Unknown | Site contains open green space. Impact can be identified through a Habitat 1 Survey, and potential impacts mitigated. | |
| Public Right of Way | None | None. | |
| Existing social or community value (provide details) | No | | |
| Is the site likely to be affected by any of the following? | Yes | No | Comments |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Characteristics

| Characteristics which may affect development on the site: | Comments |
|---|---|
| Topography: Flat/ plateau/ steep gradient | Some gradients with 2m height differences. |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

Availability

| | Yes | No | Comments |
|--|-------------------------------------|-------------------------------------|---|
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Parish Council's Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

| | | | |
|--|---|--------------------------|-----------------------|
| <p>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Within 5 years</p> |
| <p>Any other comments?</p> | <p>While the site is not considered suitable for a large amount of development, it is relevant to note that a similar planning application for change of use of agricultural buildings to 5 dwellings was granted at Duns Copse, Chiddingfold Road (PRA/2018/0026). It may be, therefore, that conversion of the agricultural buildings to a small number of dwellings would be supported by WBC.</p> | | |

4.0. Summary

| <p>Conclusions</p> | |
|---|--|
| <p>The site is appropriate for allocation</p> | <input type="checkbox"/> |
| <p>This site has minor constraints</p> | <input type="checkbox"/> |
| <p>The site has significant constraints</p> | <input checked="" type="checkbox"/> |
| <p>The site is unsuitable for allocation</p> | <input checked="" type="checkbox"/> |
| <p>Potential housing development capacity:</p> | <p>N/A</p> |
| <p>Key evidence (3-4 bullet points) for decision to accept or discount site.</p> | <ul style="list-style-type: none"> • The site is a mixed brownfield site with no environmental or heritage constraints and existing access that would likely be adequate to accommodate development. • It is not well located in relation to the existing settlement boundary or local services or transport connections. • There are fairly significant height variations of two metres across the site. |

A.4 Site 7: Rams Lane

General information

| | |
|---|-----------------------------------|
| Site Reference / name | 7 |
| Site Address (or brief description of broad location) | Rams Nest |
| Current use | Agriculture |
| Proposed use | Housing |
| Gross area (Ha) Total area of the site in hectares | 1.8 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Neighbourhood Plan Call for Sites |



Context

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) | Greenfield | Brownfield | Mixture | Unknown |
| Brownfield: Previously developed land which is | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|--|--|--|--|
| or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | | | | |
| Site planning history Have there been any previous applications for development on this land? What was the outcome? | | | | |

Suitability

Suitability

| | |
|---|--|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | Access to the site could be arranged from Rams Lane where there is currently a farm gate and a dirt track, however this would require infrastructure to be suitable. |
| Is the site accessible? Provide details of site's connectivity | The site is located approximately 650m from the bus stop opposite Merton Cottage, with services to Cranleigh, Godalming and Guildford. |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|--|---|
| Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | No | Contains or is adjacent to no policy or environmental designations. |
| Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? | Potential value | Potentially as site contains some green open space. |
| Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); | Medium sensitive to development | The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as <i>"underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled,</i> |

| | | |
|---|--|--|
| <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | | <p><i>remote and deeply rural in character.</i>” with the Tugley to Sidney Wooded Low Weald (WW3) in particular described as “relatively low lying...with occasional local valley features....at least 50% of the character area is covered by ancient woodland...the enclosed nature of the character area limits long distance views.” Indeed the site is surrounded by woodland on three sides, and as it is towards the East of the Parish may feature in “gaps in vegetation such as across farmland within the eastern end of the character area.”</p> |
| <p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p> | | <p>Contains only ‘Other land primarily in non-agricultural use. ‘</p> |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|--|---|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | <p>Limited or no impact or no requirement for mitigation</p> | <p>No heritage assets are within or adjacent to the site.</p> |

Community facilities and services

| | | |
|---|-----------------------|--|
| <p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p> | <p>Poorly located</p> | <p>Observations and comments</p> <p>The site is not well located being more than 1.5km from the centre of Dunsfold.</p> |
|---|-----------------------|--|

| Other key considerations | | | |
|---|--------------------------|--|-----------------|
| Are there any Tree Preservation Orders on the site? | None | | |
| What impact would development have on the site's habitats and biodiversity? | Unknown | Site contains some open green space. Impact can be identified through a Habitat 1 Survey, and potential impacts mitigated. | |
| Public Right of Way | No | | |
| Existing social or community value (provide details) | No | | |
| Is the site likely to be affected by any of the following? | Yes | No | Comments |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

| Characteristics | |
|---|--|
| Characteristics which may affect development on the site: | Comments |
| Topography: Flat/ plateau/ steep gradient | There is a significant height difference of 5 metres across the site. |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

| Availability | | | |
|--|-------------------------------------|-------------------------------------|---|
| | Yes | No | Comments |
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Neighbourhood Plan Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is there a known time frame for availability? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

| | | | |
|---------------------------------|--|--|-----------|
| 0-5 /6-10 / 11-15 years. | | | 0-5 years |
| Any other comments? | | | |

4.0. Summary

Conclusions

| | |
|--|---|
| The site is appropriate for allocation | <input type="checkbox"/> |
| This site has minor constraints | <input type="checkbox"/> |
| The site has significant constraints | <input checked="" type="checkbox"/> |
| The site is unsuitable for allocation | <input checked="" type="checkbox"/> |
| Potential housing development capacity: | 7 |
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> • The site is not at all well located to the existing settlement, although a nearby bus-stop does provide some degree of access. • The current road access from Rams Lane is a dirt track, although this could be upgraded, significant infrastructure would be required. • There are no environmental or heritage designations within or adjacent to the site, however the development of the site could have a potential impact on far-reaching views across the Eastern part of the Parish. • Furthermore, there is a very significant height differential of five metres across the site, which creates a significant constraint on its development. |

A.5 Site 8: Orchard

General information

| | |
|---|---|
| Site Reference / name | 8 |
| Site Address (or brief description of broad location) | Orchard |
| Current use | Industrial (450m2 warehouse and car park) |
| Proposed use | Residential |
| Gross area (Ha) Total area of the site in hectares | 1 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Neighbourhood Plan Call for Sites |



Context

| Is the site: | Greenfield | Brownfield | Mixture | Unknown |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Greenfield: land (farmland, or open space, that has not previously been developed) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Brownfield: Previously developed land which is | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|---|--|--|--|
| or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | | | | |
| Site planning history Have there been any previous applications for development on this land? What was the outcome? | WA/2005/1907 Change Of Use To Repair Sale And Demonstration Of Agricultural And Ground Care Equipment (withdrawn) | | | |

Suitability

Suitability

| | |
|---|---|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | The current access lane from Chiddingfold Road serves a range of business premises at present, and is likely to be suitable for further use should residential development occur. |
| Is the site accessible? Provide details of site's connectivity | Site is 600m from bus stops with services to Cranleigh, Godalming and Guildford. |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|---------------------------------------|--|
| Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | No | There are no policy or environmental designations within or adjacent to the site. |
| Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? | No value | Unlikely as site mainly brownfield land. |
| Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); | Low sensitivity to development | The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as "underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled, |

| | | |
|---|---|---|
| <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | | <p><i>remote and deeply rural in character.</i>” with the Tugley to Sidney Wooded Low Weald (WW3) in particular described as “relatively low lying...with occasional local valley features....at least 50% of the character area is covered by ancient woodland...the enclosed nature of the character area limits long distance views.” The site is surrounded by woodland on all sides, and does not feature in long-ranging views as it sits in a lea.</p> |
| <p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p> | <p>Loss of Grade 3 agricultural land</p> | <p>Contains Grade 3 Good to Moderate Agricultural Land.</p> |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|--|---|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | <p>Limited or no impact or no requirement for mitigation</p> | <p>No heritage assets are within or adjacent to the site.</p> |

Community facilities and services

| Is the site, in general terms, close/accessible to local amenities such as (but not limited to): | | Observations and comments |
|---|------------------------------|--|
| <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p> | <p>Poorly located</p> | <p>The site is not well located being more than 1.3km from the centre of Dunsfold.</p> |

Other key considerations

| | | | |
|---|--------------------------|---|-----------------|
| Are there any Tree Preservation Orders on the site? | None | | |
| What impact would development have on the site's habitats and biodiversity? | Limited | The site is already in use for employment, and therefore is unlikely to have a significant biodiversity value. | |
| Public Right of Way | No | | |
| Existing social or community value (provide details) | Yes | The site currently supports a range of employment uses, although some of these are outside of these boundaries and therefore would be likely to continue to be used as such should it be developed. | |
| <i>Is the site likely to be affected by any of the following?</i> | Yes | No | Comments |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Characteristics

| Characteristics which may affect development on the site: | Comments |
|--|--|
| Topography: Flat/ plateau/ steep gradient | The site has a fairly significant height difference of 3m. |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

Availability

| | Yes | No | Comments |
|--|-------------------------------------|-------------------------------------|---|
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Neighbourhood Plan Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is there a known time frame for availability? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within 5 years |

| | | | |
|--------------------------|--|--|--|
| 0-5 /6-10 / 11-15 years. | | | |
| Any other comments? | | | |

4.0. Summary

| Conclusions | |
|---|--|
| The site is appropriate for allocation | <input checked="" type="checkbox"/> |
| This site has minor constraints | <input checked="" type="checkbox"/> |
| The site has significant constraints | <input type="checkbox"/> |
| The site is unsuitable for allocation | <input type="checkbox"/> |
| Potential housing development capacity: | N/A |
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> • The site is not at all well located to the existing settlement, although a nearby bus-stop does provide some degree of access and it is previously developed land. • The current road access from Chiddingfold Road serves a range of businesses and is therefore likely to be adequate should further development occur. • There are no environmental or heritage designations within or adjacent to the site. • The site provides some community value given that it supports employment, but this could be preserved, either on adjacent sites or through the development of mixed-use premises. |

A.6 Site 9: New Pound Farm

General information

| | |
|---|-----------------------------------|
| Site Reference / name | 9 |
| Site Address (or brief description of broad location) | New Pound Farm |
| Current use | Agriculture |
| Proposed use | Residential |
| Gross area (Ha) Total area of the site in hectares | 3.34 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Neighbourhood Plan Call for Sites |



Context

| Is the site: | Greenfield | Brownfield | Mixture | Unknown |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Greenfield: land (farmland, or open space, that has not previously been developed) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Brownfield: Previously developed land which is or was occupied by a permanent structure, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|--|--|--|--|
| including the curtilage of the developed land and any associated infrastructure. | | | | |
| Site planning history Have there been any previous applications for development on this land? What was the outcome? | | | | |

Suitability

Suitability

| | |
|---|--|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | Current access to the site is highly limited, and requires crossing open fields. Access could likely be arranged of either Binham's Lee or Nugent Close, although as both are small cul-de-sacs this may not be particularly suitable. |
| Is the site accessible? Provide details of site's connectivity | Site is less than 150m from bus stops with services to Cranleigh, Godalming and Guildford. |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|---------------------------------------|--|
| Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | No | There are no policy or environmental designations within or adjacent to the site. |
| Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? | Potential value | Potentially as site contains fields and has a stream running through it. |
| Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); | Low sensitivity to development | The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as "underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled, |

| | | |
|---|---|---|
| <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | | <p><i>remote and deeply rural in character.</i>”, with the West Dunsfold Wooded Low Weald (WW2) in particular described as “relatively low lying, generally with a gently undulating landform...between woodland blocks there are arable field and smaller areas of pasture, often bounded by hedges and tree belts. The enclosed nature of the character area limits long distance views.” It also notes that “the majority of woodland is designated...mainly for their semi-natural ancient woodland”. The site is surrounded by fields, but is in the lea of a hill and surrounded by tree belts and therefore is unlikely to feature in long distance views.</p> |
| <p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p> | <p>Loss of Grade 3 agricultural land</p> | <p>Contains Grade 3 Good to Moderate Agricultural Land.</p> |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|--|---|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | <p>Potential for impact and need for mitigation</p> | <p>The site is adjacent to the Grade II Listed St Nicholas at Dunsfold C of E School.</p> |

Community facilities and services

| Is the site, in general terms, close/accessible to local amenities such as (but not limited to): | | Observations and comments |
|---|----------------------------------|--|
| <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) | <p>Favourably located</p> | <p>The site is well located to the village being less than 200 metres from the village shop.</p> |

| | | |
|--|--|--|
| Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services. | | |
|--|--|--|

Other key considerations

| | | | |
|---|--------------------------|---|-----------------|
| Are there any Tree Preservation Orders on the site? | None | | |
| What impact would development have on the site's habitats and biodiversity? | Potentially | The site contains a stream and therefore could have a significant biodiversity value. | |
| Public Right of Way | No | | |
| Existing social or community value (provide details) | No | | |
| <i>Is the site likely to be affected by any of the following?</i> | <i>Yes</i> | <i>No</i> | <i>Comments</i> |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Characteristics

| Characteristics which may affect development on the site: | Comments |
|--|--|
| Topography: Flat/ plateau/ steep gradient | The site has a very significant gradient of 6m. |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | Potentially. The site is of a scale that it could have an impact on the character of the settlement, particularly in the context of ongoing development of adjacent sites. However its distance from the main road/village green and unusual shape suggest that were development to occur, this would not be of an intensity that would harm the character of the village. |

3.0. Availability

Availability

| | Yes | No | Comments |
|--|-------------------------------------|-------------------------------------|---|
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Neighbourhood Plan Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is there a known time frame for availability? 0-5 /6-10 / 11-15 years. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Any other comments? | | | |

4.0. Summary

Conclusions

| | |
|---|---|
| The site is appropriate for allocation | <input checked="" type="checkbox"/> |
| This site has minor constraints | <input checked="" type="checkbox"/> |
| The site has significant constraints | <input type="checkbox"/> |
| The site is unsuitable for allocation | <input type="checkbox"/> |
| Potential housing development capacity: | N/A |
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> The site is well located to the existing settlement and to nearby bus-stops. The current road access is limited and would require significant changes to make the site suitable for housing. There are no environmental designations within or adjacent to the site, but there is a Grade II listed building adjacent to it. There is a very significant slope on the site of 6 metres. The development of the site could have a substantial impact on the character of the settlement, and would be a significant departure from the historical linear form of the village. |

A.7 Site 11: Wetwood Cottage

General information

| | |
|---|-----------------------------------|
| Site Reference / name | 11 |
| Site Address (or brief description of broad location) | Wetwood Cottage |
| Current use | Agricultural and hardstanding |
| Proposed use | Housing |
| Gross area (Ha) Total area of the site in hectares | 1.42 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Neighbourhood Plan Call for Sites |



Context

| Is the site: | Greenfield | Brownfield | Mixture | Unknown |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Greenfield: land (farmland, or open space, that has not previously been developed) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|--|--|--|--|
| and any associated infrastructure. | | | | |
| Site planning history Have there been any previous applications for development on this land? What was the outcome? | | | | |

Suitability

Suitability

| | |
|---|---|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | The current road access from Chiddingfold Road is a single driveway and would not support further housing development without modification. |
| Is the site accessible? Provide details of site's connectivity | The site is more than 1km away from any bus stops. |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|---------------------------------------|--|
| Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | No | There are no policy or environmental designations within or adjacent to the site. |
| Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? | No value | Unlikely as site mainly brownfield land. |
| Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); High sensitivity: Development would significantly | Low sensitivity to development | The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as "underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled, remote and deeply rural in character.", with the West |

| | | |
|---|---|---|
| <p>detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | | <p>Dunsfold Wooded Low Weald (WW2) in particular described as “relatively low lying, generally with a gently undulating landform...between woodland blocks there are arable field and smaller areas of pasture, often bounded by hedges and tree belts. The enclosed nature of the character area limits long distance views.” It also notes that “the majority of woodland is designated...mainly for their semi-natural ancient woodland”. The site is surrounded by tree belts on three sides, and does not feature in long-ranging views.</p> |
| <p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p> | <p>Loss of Grade 3 agricultural land</p> | <p>Contains Grade 3 Good to Moderate Agricultural Land.</p> |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|--|---|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | <p>Limited or no impact or no requirement for mitigation</p> | <p>No heritage assets are within or adjacent to the site.</p> |

Community facilities and services

| | | |
|---|------------------------------|--|
| <p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p> | <p>Poorly located</p> | <p>Observations and comments</p> <p>The site is not well located being more than 2km from the centre of Dunsfold.</p> |
|---|------------------------------|--|

| Other key considerations | | | |
|---|--------------------------|---|-----------------|
| Are there any Tree Preservation Orders on the site? | None | | |
| What impact would development have on the site's habitats and biodiversity? | Potentially | The site partly brownfield, although tree banks could have some biodiversity value. | |
| Public Right of Way | No | | |
| Existing social or community value (provide details) | No | | |
| Is the site likely to be affected by any of the following? | Yes | No | Comments |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

| Characteristics | |
|---|--|
| Characteristics which may affect development on the site: | Comments |
| Topography: Flat/ plateau/ steep gradient | The site has a fairly significant height difference of 3m. |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

| Availability | | | |
|--|-------------------------------------|-------------------------------------|---|
| | Yes | No | Comments |
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Neighbourhood Plan Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

| | | | |
|--|--|--|----------------|
| Is there a known time frame for availability? 0-5 /6-10 / 11-15 years. | | | Within 5 years |
| Any other comments? | | | |

4.0. Summary

Conclusions

| | |
|--|---|
| The site is appropriate for allocation | <input checked="" type="checkbox"/> |
| This site has minor constraints | <input type="checkbox"/> |
| The site has significant constraints | <input checked="" type="checkbox"/> |
| The site is unsuitable for allocation | <input type="checkbox"/> |
| Potential housing development capacity: | 25 |
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> • The site is not at all well located to the existing settlement or to transport. • The current road access from Chiddingfold Road is a single driveway and would not support further housing development without modification. • There are no environmental or heritage designations within or adjacent to the site. • The site does not relate to the existing settlement. |

A.8 Site 13: High Billingshurst Farm Site 1

General information

| | |
|---|-----------------------------------|
| Site Reference / name | 13 |
| Site Address (or brief description of broad location) | High Billingshurst Farm Site 1 |
| Current use | Agriculture |
| Proposed use | Housing |
| Gross area (Ha) Total area of the site in hectares | 4.45 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Neighbourhood Plan Call for Sites |



Context

| | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) | Greenfield | Brownfield | Mixture | Unknown |
| Brownfield: Previously developed land which is or was occupied by a permanent structure, | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|--|--|--|--|
| including the curtilage of the developed land and any associated infrastructure. | | | | |
| Site planning history Have there been any previous applications for development on this land? What was the outcome? | | | | |

Suitability

Suitability

| | |
|---|---|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | There is currently no formal access to the site from High Loxley Road. |
| Is the site accessible? Provide details of site's connectivity | Site is 1.5km from bus stops with services to Cranleigh, Godalming and Guildford. |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|--|--|
| Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | Yes | The site contains an area included in a Site of Nature Conservation Importance – Sayers Land, Jewings Hurst and Benbow Rew, as well as Ancient & Semi-Natural Woodland. |
| Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? | Potential value | Given the level of tree cover and presence of Ancient & Semi-Natural Woodland and the Site of Nature Conservation Value to the South West of the site, there is significant potential ecological value. |
| Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained | Medium sensitivity to development | The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as “ <i>underlain by a mixture of</i> |

| | | |
|--|---|---|
| <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | | <p><i>sandstone and clays...heavily wooded with small scale farmland....sparsely settled, remote and deeply rural in character.</i>”, with the Grafham to Dunsfold Wooded Low Weald (WW5) in particular described as ”medium scale arable fields and smaller areas of pasture....[with] views towards the wooded greensand hills to the west....often framed by tree cover.” The site is surrounded by woodland on two sides, but is likely to feature in long distance views given its prominence and altitude and setting within open fields.</p> |
| <p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p> | <p>Loss of Grade 3 agricultural land</p> | <p>Contains Grade 3 Good to Moderate Agricultural Land.</p> |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|--|---|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | <p>Potential for impact and need for mitigation</p> | <p>The Grade II Listed High Billingshurst Farm sits in close proximity to the site.</p> |

Community facilities and services

| | | |
|---|------------------------------|--|
| <p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p> | <p>Poorly located</p> | <p>Observations and comments</p> <p>The site is not well located being approximately 1km from the centre of Dunsfold.</p> |
|---|------------------------------|--|

| Other key considerations | | | |
|---|--------------------------|--|-----------------|
| Are there any Tree Preservation Orders on the site? | None | | |
| What impact would development have on the site's habitats and biodiversity? | Potentially | There could be potential impact on the habitats within the site. | |
| Public Right of Way | No | | |
| Existing social or community value (provide details) | No | | |
| Is the site likely to be affected by any of the following? | Yes | No | Comments |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

| Characteristics | |
|---|---|
| Characteristics which may affect development on the site: | Comments |
| Topography: Flat/ plateau/ steep gradient | The site has a very significant height difference of 5m. |
| Coalescence: Development would result in neighbouring towns merging into one another. | Potentially, given the development of nearby Dunsfold Aerodrome. |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

| Availability | | | |
|--|-------------------------------------|-------------------------------------|---|
| | Yes | No | Comments |
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Neighbourhood Plan Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

| | | | |
|---|--|--|----------------|
| Is there a known time frame for availability? 0-5 /6-10 / 11-15 years. | | | Within 5 years |
| Any other comments? | | | |

4.0. Summary

| Conclusions | |
|--|---|
| The site is appropriate for allocation | <input type="checkbox"/> |
| This site has minor constraints | <input type="checkbox"/> |
| The site has significant constraints | <input checked="" type="checkbox"/> |
| The site is unsuitable for allocation | <input checked="" type="checkbox"/> |
| Potential housing development capacity: | 134 |
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> • The site is not at all well located to the existing settlement, and is far from existing bus stops; access is currently non-existent. • 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, in the context of development at Dunsfold Aerodrome, contribute to coalescence with Dunsfold itself. |

A.9 Site 14: High Billingshurst Farm Site 2

General information

| | |
|---|-----------------------------------|
| Site Reference / name | 14 |
| Site Address (or brief description of broad location) | High Billingshurst Farm Site 2 |
| Current use | Agriculture |
| Proposed use | Housing |
| Gross area (Ha) Total area of the site in hectares | 5.67 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Neighbourhood Plan Call for Sites |



Context

| Is the site: | Greenfield | Brownfield | Mixture | Unknown |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Greenfield: land (farmland, or open space, that has not previously been developed) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Brownfield: Previously developed land which is or was occupied by a permanent structure, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|--|--|--|--|
| including the curtilage of the developed land and any associated infrastructure. | | | | |
| Site planning history Have there been any previous applications for development on this land? What was the outcome? | | | | |

Suitability

Suitability

| | |
|---|---|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | The current access to the site is via Dunsfold Aerodrome. In the context of development at Dunsfold Aerodrome, it is likely that access issues could be resolved. |
| Is the site accessible? Provide details of site's connectivity | Site is approximately 600m from the bus stop at Dunsfold Aerodrome with services to Cranleigh, Godalming and Guildford. |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|--|---|
| Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | No | There are no policy or environmental designations within or adjacent to the site. |
| Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? | No value | Unlikely as site mainly agricultural land with no tree cover. |
| Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); | Medium sensitivity to development | The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as "underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled, remote and deeply rural in |

| | | |
|---|---|--|
| <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | | <p><i>character.</i>”, with the Grafham to Dunsfold Wooded Low Weald (WW5) in particular described as “medium scale arable fields and smaller areas of pasture...[with] views towards the wooded greensand hills to the west...often framed by tree cover.” The site is surrounded by woodland on two sides, but is likely to feature in long distance views given its prominence and altitude and setting within open fields.</p> |
| <p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p> | <p>Loss of Grade 3 agricultural land</p> | <p>Contains Grade 3 Good to Moderate Agricultural Land.</p> |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|--|---|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | <p>Potential for impact and need for mitigation</p> | <p>The Grade II Listed High Billingshurst Farm sits in close proximity to the site.</p> |

Community facilities and services

| | | |
|---|------------------------------|---|
| <p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p> | <p>Poorly located</p> | <p>Observations and comments</p> <p>The site is not well located being approximately 1.5 km from the centre of Dunsfold.</p> |
|---|------------------------------|---|

Other key considerations

| | | |
|---|--------------------------|---|
| Are there any Tree Preservation Orders on the site? | None | |
| What impact would development have on the site's habitats and biodiversity? | Limited | The site is in use for agriculture, and therefore development is likely to have limited impact. |
| Public Right of Way | No | |
| Existing social or community value (provide details) | No | |
| <i>Is the site likely to be affected by any of the following?</i> | <i>Yes</i> | <i>No</i> |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Characteristics

| Characteristics which may affect development on the site: | Comments |
|--|--|
| Topography: Flat/ plateau/ steep gradient | The site has a very significant height difference of 6m. |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

Availability

| | Yes | No | Comments |
|--|-------------------------------------|-------------------------------------|---|
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Neighbourhood Plan Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within 5 years |

| | |
|----------------------------|--|
| Any other comments? | |
|----------------------------|--|

4.0. Summary

Conclusions

| | |
|---|-------------------------------------|
| The site is appropriate for allocation | <input type="checkbox"/> |
| This site has minor constraints | <input type="checkbox"/> |
| The site has significant constraints | <input checked="" type="checkbox"/> |
| The site is unsuitable for allocation | <input checked="" type="checkbox"/> |

| | |
|--|-----|
| Potential housing development capacity: | 170 |
|--|-----|

| | |
|--|---|
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> The site is not at all well located to the existing settlement, although a nearby bus-stop does provide some degree of access. The current road access could likely be achieved in the context of development at Dunsfold Aerodrome. There are no environmental designations within or adjacent to the site, although there is a Grade II listed building close by. The site is surrounded by woodland on two sides, but is likely to feature in long distance views given its prominence and altitude and setting within open fields. |
|--|---|

A.10 Site 15: Hatchlands

General information

| | |
|---|-----------------------------------|
| Site Reference / name | 15 |
| Site Address (or brief description of broad location) | Hatchlands |
| Current use | Agriculture |
| Proposed use | Housing |
| Gross area (Ha) Total area of the site in hectares | 0.71 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Neighbourhood Plan Call for Sites |



Context

| | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) | Greenfield | Brownfield | Mixture | Unknown |
| Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|---|--|--|--|
| and any associated infrastructure. | | | | |
| Site planning history Have there been any previous applications for development on this land? What was the outcome? | WA/2001/0419 Erection Of Two Dwellings Following Demolition Of Existing Buildings And Provision Of Two Grazing Paddocks (granted) | | | |

Suitability

Suitability

| | |
|---|---|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | There is not currently dedicated access to the site from Chiddingfold Road, but access could be arranged with relative ease given neighbouring driveways. |
| Is the site accessible? Provide details of site's connectivity | Site is 400m from bus stops with services to Cranleigh, Godalming and Guildford. |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|--|--|
| Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | Yes | The site encompasses an area of Ancient and Semi-Natural Woodland. |
| Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? | Potential value | Given the level of tree cover and presence of Ancient & Semi-Natural Woodland to the South West of the site, there is significant potential ecological value. |
| Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); | Medium sensitivity to development | The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as "underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled, |

| | | |
|---|---|--|
| <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | | <p><i>remote and deeply rural in character.</i>”, with the West Dunsfold Wooded Low Weald (WW2) in particular described as “relatively low lying, generally with a gently undulating landform...between woodland blocks there are arable field and smaller areas of pasture, often bounded by hedges and tree belts. The enclosed nature of the character area limits long distance views.” It also notes that “the majority of woodland is designated...mainly for their semi-natural ancient woodland”. The may feature in long range views, given that it is wooded on only one side.</p> |
| <p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p> | <p>Loss of Grade 3 agricultural land</p> | <p>Contains Grade 3 Good to Moderate Agricultural Land.</p> |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|--|---|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | <p>Limited or no impact or no requirement for mitigation</p> | <p>No heritage assets are within or adjacent to the site.</p> |

Community facilities and services

| Is the site, in general terms, close/accessible to local amenities such as (but not limited to): | | Observations and comments |
|---|------------------------------|--|
| <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p> | <p>Poorly located</p> | <p>The site is not well located being more than 1.3km from the centre of Dunsfold.</p> |

| Other key considerations | | | |
|---|--------------------------|--|-----------------|
| Are there any Tree Preservation Orders on the site? | None | | |
| What impact would development have on the site's habitats and biodiversity? | Potentially | There could be potential impact on the habitats within the site. | |
| Public Right of Way | No | | |
| Existing social or community value (provide details) | No | | |
| Is the site likely to be affected by any of the following? | Yes | No | Comments |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

| Characteristics | |
|---|---|
| Characteristics which may affect development on the site: | Comments |
| Topography: Flat/ plateau/ steep gradient | The site has a height difference of 3m. |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

| Availability | | | |
|--|-------------------------------------|-------------------------------------|---|
| | Yes | No | Comments |
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Neighbourhood Plan Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

| | | | |
|---|--|--|----------------|
| Is there a known time frame for availability? 0-5 /6-10 / 11-15 years. | | | Within 5 years |
| Any other comments? | | | |

4.0. Summary

| <i>Conclusions</i> | |
|--|--|
| The site is appropriate for allocation | <input type="checkbox"/> |
| This site has minor constraints | <input type="checkbox"/> |
| The site has significant constraints | <input type="checkbox"/> |
| The site is unsuitable for allocation | <input checked="" type="checkbox"/> |
| Potential housing development capacity: | 3 |
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> • The site is relatively well located in terms of transport and access, but it is isolated from Dunsfold, • The Ancient & Natural Woodland on the site may have significant ecological value, and this could be heavily impacted by development. • The site may feature in long range views. |

A.11 Site 17: Millhanger, Chiddingfold Road

General information

| | |
|---|-----------------------------------|
| Site Reference / name | 17 |
| Site Address (or brief description of broad location) | Millhanger, Chiddingfold Road |
| Current use | Brownfield |
| Proposed use | Residential |
| Gross area (Ha) Total area of the site in hectares | 0.77 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Neighbourhood Plan Call for Sites |



Context

| | | | | |
|--|---|--|--|--|
| Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure. | Greenfield <input type="checkbox"/> | Brownfield <input checked="" type="checkbox"/> | Mixture <input type="checkbox"/> | Unknown <input type="checkbox"/> |
| Site planning history Have there been any previous applications for development on this land? What was the | | | | |

outcome?

Suitability

Suitability

| | |
|---|--|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | Current access may need to be improved for residential use. |
| Is the site accessible? Provide details of site's connectivity | The site is not well connected to the highway network. It is access via a 800m track from Chiddingfold Road. |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|---------------------------------------|---|
| <p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | No | |
| <p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p> | No | Unlikely as site is brownfield land. |
| <p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | Low sensitivity to development | The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as "underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled, remote and deeply rural in character.", with the Dunsfold to Pollingfold Wooded Low Weald (WW6) in particular described as "a patchwork of arable and pastoral fields, woodland blocks and hedges/treebelts...[with some |

| | | |
|---|----------------|---|
| | | long distance views through gaps in vegetation, such as across farmland.” It also notes that “approximately half the woodland is semi-natural ancient woodland.” Given the sites position within the settlement, it is considered not to be sensitive to development. |
| Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a) | No loss | |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|-----------------------|----------|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | No | |

Community facilities and services

| | | |
|---|-----------------------|--|
| <p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p> | Poorly located | <p>Observations and comments</p> <p>The site is isolated from the services and facilities within Dunstable, including public transport.</p> |
|---|-----------------------|--|

Other key considerations

| | | |
|---|----------------|------------------------------|
| Are there any Tree Preservation Orders on the site? | None | |
| What impact would development have on the site’s habitats and biodiversity? | Limited | The site is brownfield land. |

| | | | |
|---|--------------------------|-------------------------------------|-----------------|
| Public Right of Way | No | | |
| Existing social or community value (provide details) | No | | |
| <i>Is the site likely to be affected by any of the following?</i> | <i>Yes</i> | <i>No</i> | <i>Comments</i> |
| Ground Contamination | <input type="checkbox"/> | <input type="checkbox"/> | Unknown |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Characteristics

| Characteristics which may affect development on the site: | Comments |
|--|----------|
| Topography: Flat/ plateau/ steep gradient | Flat |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

Availability

| | Yes | No | Comments |
|--|-------------------------------------|-------------------------------------|---|
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Neighbourhood Plan Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is there a known time frame for availability? 0-5 /6-10 / 11-15 years. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Any other comments? | | | |

4.0. Summary

Conclusions

| | |
|--|---|
| The site is appropriate for allocation | <input type="checkbox"/> |
| This site has minor constraints | <input checked="" type="checkbox"/> |
| The site has significant constraints | <input type="checkbox"/> |
| The site is unsuitable for allocation | <input type="checkbox"/> |
| Potential housing development capacity: | 1 – Landowner’s submission |
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> • As this is a previously developed site it is possible a conversion here from agricultural use to residential would be acceptable under paragraph 55 of NPPF. • This should be discussed with WBC to understand whether this site would be supported as an allocation for a conversion to residential in the Neighbourhood Plan |

A.12 Site 18: Binham's Lee

General information

| | |
|---|-----------------------------------|
| Site Reference / name | 18 |
| Site Address (or brief description of broad location) | Binham's Lee |
| Current use | Brownfield |
| Proposed use | Residential |
| Gross area (Ha) Total area of the site in hectares | 0.1 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Neighbourhood Plan Call for Sites |



Context

| Is the site: | Greenfield | Brownfield | Mixture | Unknown |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| Greenfield: land (farmland, or open space, that has not previously been developed) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|---|--|--|--|
| and any associated infrastructure. | | | | |
| Site planning history Have there been any previous applications for development on this land? What was the outcome? | WA/2015/2296 Application Under Regulation 3 For The Change Of Use Of Land And For The Erection Of 2 Dwellings And Associated Works Following Demolition Of Existing Garages And Removal Of Hard Landscaping (refused due to loss of Oak Tree which makes a valuable contribution to the Conservation Area). | | | |

Suitability

Suitability

| | |
|---|--|
| Is the current access adequate for the proposed development? If not, is there potential for access to be provided? | The current access off Binham's Lea is likely to be adequate to support further development. |
| Is the site accessible? Provide details of site's connectivity | The site is less than 100m from bus stops with services to Cranleigh, Godalming and Guildford. |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|---------------------------------------|---|
| Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | No | The site is adjacent to a Site of Nature Conservation Importance - Dunsfold Common and Green C10. |
| Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? | No value | Unlikely as site is brownfield land. |
| Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); | Low sensitivity to development | The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as " <i>underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled, remote and deeply rural in</i> |

| | | |
|---|--|--|
| <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | | <p><i>character.</i>”, with the Dunsfold to Pollingfold Wooded Low Weald (WW6) in particular described as”a patchwork of arable and pastoral fields, woodland blocks and hedges/treebelts...[with some long distance views through gaps in vegetation, such as across farmland.” It also notes that “approximately half the woodland is semi-natural ancient woodland.” Given the sites position within the settlement, it is considered not to be sensitive to development.</p> |
| <p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p> | | |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|---|--|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | <p>Potential for impact and need for mitigation</p> | <p>The site is adjacent to the Grade II Listed St Nicholas at Dunsfold C of E School and to a Conservation Area.</p> |

Community facilities and services

| Is the site, in general terms, close/accessible to local amenities such as (but not limited to): | | Observations and comments |
|---|---------------------------|---|
| <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p> | <p>Favourably located</p> | <p>The site is well located within the village of Dunsfold.</p> |

Other key considerations

| | | | |
|---|--------------------------|-------------------------------------|-----------------|
| Are there any Tree Preservation Orders on the site? | None | | |
| What impact would development have on the site's habitats and biodiversity? | Limited | The site is brownfield land. | |
| Public Right of Way | No | | |
| Existing social or community value (provide details) | No | | |
| <i>Is the site likely to be affected by any of the following?</i> | <i>Yes</i> | <i>No</i> | <i>Comments</i> |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Characteristics

| Characteristics which may affect development on the site: | Comments |
|--|----------|
| Topography: Flat/ plateau/ steep gradient | Flat |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

Availability

| | Yes | No | Comments |
|--|-------------------------------------|-------------------------------------|---|
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Neighbourhood Plan Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is there a known time frame for availability? 0-5 / 6-10 / 11-15 years. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within 5 years |

| | |
|----------------------------|--|
| Any other comments? | |
|----------------------------|--|

4.0. Summary

| | |
|--------------------|--|
| Conclusions | |
|--------------------|--|

| | |
|---|-------------------------------------|
| The site is appropriate for allocation | <input checked="" type="checkbox"/> |
| This site has minor constraints | <input checked="" type="checkbox"/> |
| The site has significant constraints | <input type="checkbox"/> |
| The site is unsuitable for allocation | <input type="checkbox"/> |

| | |
|--|---|
| Potential housing development capacity: | 2 |
|--|---|

| | |
|--|--|
| Key evidence (3-4 bullet points) for decision to accept or discount site. | <ul style="list-style-type: none"> The site is favourable located to both transport and services, as well as having adequate access for housing development. The site is adjacent to a Grade II Listed Building and a Conservation Area, as well as to a Site of Nature Conservation Importance. The site is brownfield land well within the settlement boundary. An application was previously refused due to the potential loss of an oak tree which made a valuable contribution to the adjacent Conservation Area. |
|--|--|

A.13 Site 19: Old Croft, Shoppe Hill

| <i>General information</i> | |
|---|---------------------------------------|
| Site Reference / name | 19 |
| Site Address (or brief description of broad location) | Old Croft, Shoppe Hill |
| Current use | Residential |
| Proposed use | Residential – one additional dwelling |
| Gross area (Ha) Total area of the site in hectares | 0.05 |
| SHLAA site reference (if applicable) | N/A |
| Method of site identification (e.g. proposed by landowner etc) | Neighbourhood Plan Call for Sites |



| <i>Context</i> | | | | |
|--|---|---|--|--|
| <p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p> | <p>Greenfield</p> <input checked="" type="checkbox"/> | <p>Brownfield</p> <input type="checkbox"/> | <p>Mixture</p> <input type="checkbox"/> | <p>Unknown</p> <input type="checkbox"/> |
| | <p>Site planning history Have there been any previous applications for</p> | | | |

development on this land? What was the outcome?

Suitability

Suitability

| | |
|--|---|
| <p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p> | <p>It is unclear where access would be.</p> |
| <p>Is the site accessible? Provide details of site's connectivity</p> | <p>If access can be gained to the rear garden, the site would be connected to the road network.</p> |

Environmental Considerations

| Questions | Assessment guidelines | Observations and comments |
|---|--|--|
| <p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 | <p>No</p> | |
| <p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p> | <p>Potentially</p> | <p>Garden land so potential ecological value.</p> |
| <p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p> | <p>Low sensitivity to development</p> | <p>The site is located in an Area of Great Landscape Value (C3) within the Wooded Low Weald (Type WW) Character Area. This character type was described by the Surrey Landscape Character Assessment 2015 as "underlain by a mixture of sandstone and clays...heavily wooded with small scale farmland....sparsely settled, remote and deeply rural in character.", with the Dunsfold to Pollingfold Wooded Low Weald (WW6) in particular described as "a patchwork of arable and pastoral fields, woodland blocks and</p> |

| | | |
|---|--|---|
| | | hedges/treebelts...[with some long distance views through gaps in vegetation, such as across farmland." It also notes that "approximately half the woodland is semi-natural ancient woodland." Given the sites position within the settlement, it is considered not to be sensitive to development. |
| Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a) | | None |

Heritage considerations

| Question | Assessment guidelines | Comments |
|---|---|---|
| <p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building | <p>Potential for impact and need for mitigation</p> | The site is within the Conservation Area. |

Community facilities and services

| | | |
|---|---------------------------|---|
| <p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p> | <p>Favourably located</p> | <p>Observations and comments</p> <p>The site is well located within the village of Dunsfold.</p> |
|---|---------------------------|---|

Other key considerations

| | | |
|---|---------|--|
| Are there any Tree Preservation Orders on the site? | None | |
| What impact would development have on the site's habitats and | Limited | |

| | | | |
|--|--------------------------|-------------------------------------|-----------------|
| biodiversity? | | | |
| Public Right of Way | No | | |
| Existing social or community value (provide details) | No | | |
| <i>Is the site likely to be affected by any of the following?</i> | Yes | No | Comments |
| Ground Contamination | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

Characteristics

| Characteristics which may affect development on the site: | Comments |
|---|-------------|
| Topography: Flat/ plateau/ steep gradient | Flat |
| Coalescence: Development would result in neighbouring towns merging into one another. | No |
| Scale and nature of development would be large enough to significantly change size and character of settlement | No |

3.0. Availability

Availability

| | Yes | No | Comments |
|---|-------------------------------------|-------------------------------------|---|
| Is the site available for sale or development (if known)? Please provide supporting evidence. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site was promoted in the Neighbourhood Plan Call for Sites so is assumed to be available. |
| Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Is there a known time frame for availability? 0-5 /6-10 / 11-15 years. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Any other comments? | | | |

4.0. Summary

| Conclusions | |
|--|--|
| The site is appropriate for allocation | <input type="checkbox"/> |
| This site has minor constraints | <input type="checkbox"/> |
| The site has significant constraints | <input checked="" type="checkbox"/> |
| The site is unsuitable for allocation | <input type="checkbox"/> |
| Potential housing development capacity: | 1 |
| Key evidence (3-4 bullet points) for decision to accept or discount site. | This does not appear to be an appropriate allocation in the Neighbourhood Plan for an additional dwelling due to the impact on the character of the village and the conservation area and loss of garden land. |

