

Dunsfold Neighbourhood Plan

Sustainable Housing - Site Assessment Criteria

Criteria	Assessment
<p>1. Natural environment and landscape impacts</p>	<p>Consideration of adverse impacts on landscape character, ecology, wildlife and biodiversity, especially nationally or locally designated landscapes, such as Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Importance (SNCI) or Tree Preservation Orders (TPOs). The proposed Area of Outstanding Natural Beauty (AONB) extension should also be considered. Measured against existing criteria, proximity to each environmental designation and evaluating the sensitivity of each designation (recognising the importance of each one, and the impact it will have on each site). Evidence bases include Landscape Character Assessments, Local Plans and the National Planning Policy Framework.</p> <p>Red: Site includes designated landscape.</p> <p>Amber: Site outside of designated landscape, but could have adverse impact.</p> <p>Green: Little or no landscape sensitivity.</p>
<p>2. Heritage assets</p>	<p>Potential for positive or adverse impacts on conservation areas and nationally listed buildings and their settings. The proximity of Conservation Areas, locally listed buildings, Scheduled Ancient Monuments and Registered Parks and Gardens will also be considered. This is about the impact in principle, as consideration and the impact on the local vernacular would also be considered. Limited development could be accepted where it serves to enhance any heritage assets and their place in Dunsfold’s history. Consideration would be given to the merits and demerits of each site.</p> <p>Red: The undeveloped site is part of the character or setting, so any development could be harmful.</p> <p>Amber: The effect on heritage which could be positive or negative.</p>

	<p>Green: Development has no impact.</p>
<p>3. Brownfield Sites</p>	<p>Preference for development of brownfield sites.</p> <p>Red: Greenfield site.</p> <p>Amber: Part brownfield/greenfield; mitigation possible.</p> <p>Green: Brownfield site.</p>
<p>4. Proximity to village services</p>	<p>The proposed development's distance to village services (shop, pub, Winn Hall, KGV, cricket club, church, fire station). Footpaths, roads, cycleways, and modes of transport (both private and by bus) and how these modes of travel interact with the proposed development site will be considered where there is no existing pavement.</p> <p>Red: remote from village services, so that car-based travel is always required, a walk of over 20 mins for an able bodied person, or cycle involving a busy B-road route.</p> <p>Amber: walkable distance (20 minutes or less for an able bodied person) from facilities in line with The 20 Minute Neighbourhood guidance (The 20-Minute Neighbourhood Guide) or a 20 minute cycle to village services.</p> <p>Green: in the village centre (the shop is a central feature of the village) with other facilities close at hand. No mechanical transport required.</p>
<p>5. Proximity to the existing built settlements</p>	<p>Sites within or adjacent to existing settlement boundary as defined in LPP1. The site does not involve isolated incursions into the rural area. Can include schemes already built out, and located outside the settlement boundary,</p> <p>Red: Remote from existing defined settlement boundary or small built settlements – the site would be an unwelcome incursion into open countryside and bear no cohesion to the existing settlement boundary.</p>

	<p>Amber: Close or adjacent to existing settlement or the existing defined settlement boundary.</p> <p>Green: Within existing built settlement boundary.</p>
6. Flood risk and surface water	<p>Consideration of flood risk by reference to relevant flood zones and Environment Agency (EA) flood risk maps or existing surface water drainage issues. Please see maps for guidance Flood Map for Planning Services. Local knowledge, supported by evidence including flooding incidents, will also be a key consideration.</p> <p>Red: Evidence of occasional flooding (1% or more chance of flooding from rivers, checked through the Flood Map for Planning Services website) or adverse impacts from surface water. Developmental mitigations would have a limited, or no impact on alleviating flooding issues (both surface water and flooding).</p> <p>Amber: Flooding and surface water issues could be overcome with appropriate developmental mitigations.</p> <p>Green: No flood risk or surface water runoff issues.</p>
7. Vehicular access	<p>All sites will require safe vehicular and pedestrian access to highways.</p> <p>Red: Satisfactory safe vehicular and pedestrian access is not possible or viable or would cause harm to the Common or other adverse environmental impact.</p> <p>Amber: No existing safe vehicular and pedestrian access, but clear potential to create new safe vehicular and pedestrian access across common land causing no significant harm.</p> <p>Green: Existing satisfactory safe access.</p>
8. Coalescence (with planned Dunsfold Park development)	<p>The settlement boundary, with a few exceptions, defines the village boundary limits, with the green gap beginning immediately beyond the red line boundary as defined in Local Plan Part 1. It is important that Dunsfold and the proposed Dunsfold Park settlements maintain their separation, identity and landscape setting.</p> <p>Red: Development would result in the coalescence between the two settlements.</p>

	<p>Amber: Development that would reduce the amount of undeveloped land between the two settlements.</p> <p>Green: No coalescence issues.</p>
9. Impacts on community green spaces	<p>Consideration will be given to the impact of, or loss of community green spaces, including the Common.</p> <p>Red: Development of the Common or other community green spaces.</p> <p>Amber: Outside of the common or other community green spaces, but potential impact on their setting, amenity or accessibility.</p> <p>Green: No impact on community green spaces.</p>
10. Deliverability	<p>Availability for development and viability will be evaluated for new sites. Sites with extant permissions on them will also form part of the site assessment criteria. Planning history on sites will be taken into account.</p> <p>Red: Site owner does not intend to develop or sell the site.</p> <p>Amber: The site could be available, but constraints need to be overcome or questions over site viability.</p> <p>Green: Site viable and owner intends to develop the site, or sell for development. Includes sites which already have permission from Waverley for development.</p>

Notes:

- Brownfield sites remote from the existing settlement could be considered for other uses, for example employment and diversification of the rural economy.