

Dunsfold Neighbourhood Plan

Regulation 14 Version (V3.4)

October 2026

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1. Introduction

1.1 A Neighbourhood Plan for Dunsfold

Dunsfold is an idyllic ancient village set in a largely unspoiled rural landscape. The word “fold” is common in the area and denotes an enclosure for keeping animals. There are several legends about the origin of the word “Duns”. The village is a designated Area of Great Landscape Value, and almost all of the village has candidate status for the proposed Surrey Hills AONB extension.

Having said that, the village has accepted the need for new housing and is currently well on the way to meeting the housing target set by the local borough council of over 100 new homes. It can be appreciated that this is quite a challenge for a village of over 400 existing dwellings.

The Parish Council is an active part of the community and is committed to ensuring that development takes place in sustainable locations, meets diverse local needs and is well designed, to reinforce Dunsfold’s distinctive identity. To help achieve this, the Neighbourhood Plan puts in place site allocations and planning policies to help shape development.

1.2 Status of the Plan

The Dunsfold Neighbourhood Plan, once made, forms part of the statutory development plan, together with the adopted Waverley Local Plan.

Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies of the statutory development plan, unless material considerations indicate otherwise.

The Neighbourhood Plan will be in force from the date it is made until the end of December 2032.

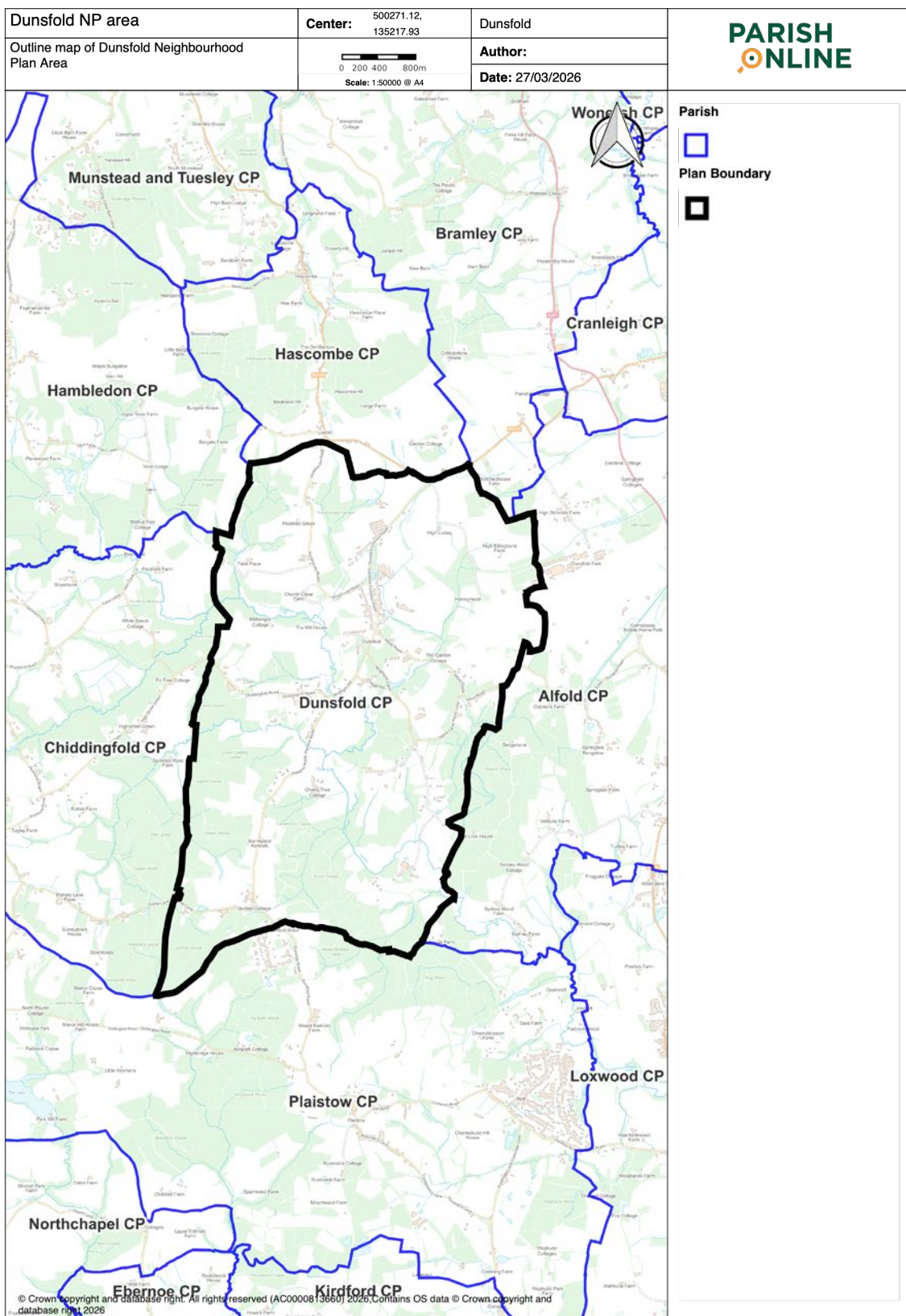
The Neighbourhood Plan does not deal with excluded matters including waste, mineral extraction or nationally significant infrastructure.

1.3 Implementation, Monitoring and Review

The Neighbourhood Plan will be used as a basis for decision-making in the development management process. Dunsfold Parish Council will use the Neighbourhood Plan as a basis for making representations on planning applications and appeals.

The Plan will be monitored to assess its effectiveness. Changes in national planning policy, local planning policy and local circumstances will also be assessed. The Neighbourhood Plan will be reviewed and updated as and when necessary.

Map 1: Dunsfold Neighbourhood Plan Area.



2. Background and Aims

2.1 The Neighbourhood Area

Dunsfold is an historic village, set in a sensitive rural landscape.

Roads link the village to Cranleigh and Godalming and, further afield, Guildford, although the road infrastructure is poor. There is limited public transport.

Dunsfold has a population of around 1,100 people. The Census records that 89% of villagers were born in the UK. Around 90% live in a house or bungalow. Around 38% are economically inactive (including a significant older population); of those who are in work, 44% work mainly from home. Around 95% of households have at least one motor vehicle

The village has some local community facilities, including a pub, a community-owned village shop with a post office counter, a cricket club and a sports club, a sports ground and playground, as well as a village hall.

The village boasts a 13th-century church (and a yew tree in the churchyard which may be even older), which William Morris described as “the most beautiful church in all England”. Pevsner described Dunsfold before the Second World War as “the most remote village in Surrey”. There are two conservation areas – one around the church, the other in the centre of the village.

Dunsfold is known as a village of ponds. There are at least 9 of these, and there are some ephemeral (seasonal) ponds. These teem with wildlife, including great-crested newts. Each year, the resident swans produce cygnets. Our committed volunteer Toad Patrol saves hundreds of amphibians who are attempting to cross the main road through the village to reach their spawning pond.

There is grazing, and other agricultural and equestrian activities in and around the village.

Dunsfold is also known as a “dark village”, with no street lighting.

2.2 Community and Stakeholder Engagement

Dunsfold NP Initial Consultations

An initial survey of residents was carried out in 2018. There were 176 responses, representing 37% of households or 21% of adults.

Residents were asked to identify the strengths and positive features of the Dunsfold community, as well as its weaknesses and negative features.

The results, based on the 176 respondents, identified that the top four key issues for residents are:

- Inadequate mobile phone signal (78%)
- Speed of traffic (71%)
- Lack of a village school (60%)
- Volume of traffic (43%)

Full details and responses to the Residents' Survey can be found in the documents **Residents Survey** and **Village Survey Report Final**.

Also in 2018, a Housing Development Survey was carried out with Dunsfold residents. 26% of households responded to the survey. The key comments from this survey were:

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

Full details and responses to the Housing Development Survey can be found in documents: **Housing Development Survey 2018**, **Housing Development Survey 2018 App1 Boundaries**, and **Housing Development Survey 2018 App2 Additional Comments**.

In 2019, a Residents' meeting was held to consult on site selection and process. Over 100 people attended and were asked to provide comments via a feedback form. 103 forms were returned, and the overall response rate represents approximately 13% of the adult population of the Parish.

Results were:

- 87% (of 89 respondents) agreed with the Vision Statement.
- 69% (of 80 respondents) agreed with the Site Selection Policies – summarised at Annex C.

- 77% (of 81 respondents) agreed that the houses should be spread around the Parish.

Full details of the consultation can be seen in the document **Feedback from Village Meeting 26 Feb 19**

Ongoing Engagement and Communication

Residents have been kept informed via a Parish magazine, published 10 times per year and distributed to approximately 350 Dunsfold households.

The minutes of Parish Council meetings are available to all residents via the web site.

Community engagement undertaken in 2024 focused on the housing site selection criteria. The draft selection criteria were then finalised, taking account of community feedback.

A recent housing needs survey (2026), commissioned by Dunsfold Parish Council and Waverley Borough Council, indicated the relatively high cost of housing in Dunsfold, placing it beyond the means of many people. Issues raised by respondents included the need for affordable, starter and downsize homes, concern about the impact of development on village character, inadequate infrastructure for new homes, arguments against new homes, and comments about the amount of development in the wider area.

2.3 Policy Background

National Policy

The National Planning Policy Framework 2026 brought in National Development Management Policies. The Neighbourhood Plan has taken account of these, but provides a local perspective, avoiding repetition of the national policies.

Chapter 1 Introduction: sets out economic, social and environmental objectives.

Chapter 2 Plan-making policies: sets out that a neighbourhood plan should not result in less development than specified in other parts of the development plan which cover the same area. Policy PM5 and PM17 deal with neighbourhood plans, which can allocate sites and include policies to address particular local issues. The Dunsfold Neighbourhood Plan does both.

Chapter 4 Achieving sustainable development: introduces a presumption in favour of sustainable development, with different approaches to development in settlements and outside of settlements (Policies S3, S4, S5). Policy S6 relates to Neighbourhood Plans. The Dunsfold Neighbourhood Plan includes allocations to meet housing need and meets the requirement in Policy S6.

Chapter 5 Meeting the challenge of climate change: is wider in scope than previous NPPFs, referring to limiting the need for travel, active travel, design, habitats, flood risk, sustainable drainage, green infrastructure, and other matters. Climate change is a key theme underpinning the various policies in the Neighbourhood Plan.

Further reference to national policy is included in the planning rationales to the policies in this Plan.

Local Policy

The adopted Local Plan comprises:

Waverley Borough Local Plan Part 1: Strategic Policies and Sites February 2018;
Waverley Borough Local Plan Part 2: Site Allocations and Development
Management Policies March 2023.

A new Local Plan for Waverley is in preparation.

2.4 Planning Aims

The Dunsfold Neighbourhood Plan has the following aims:

- I. **To support sustainable housing development to meet diverse local needs;**
- II. **To support the rural economy, local employment and a range of local community facilities;**
- III. **To ensure that development is sustainable and well-designed and helps to reinforce Dunsfold's distinctive rural and historic character;**
- IV. **To protect Dunsfold's rural and natural environments and the landscape setting of the Village;**
- V. **To preserve or enhance Dunsfold's historic environments.**

2.5 Format for Policies

The following policies are grouped in chapters, as follows:

Living and Working Policies

SG1: Employment and Community Facilities
SG2: Residential Development
SG3: Springfield Site Allocation
SG4: Alehouse Field Site Allocation
SG5: The Orchard Site Allocation

Environment Policies

ENV1: Natural and Green Environment

ENV2: Environmental Impacts and Flood Risk

Design and Character Policies

D&C1: Character and Heritage

D&C2: Sustainable Design

Travel Infrastructure Policies

INF1: Transport and Active Travel

Each chapter begins with a summary of the existing national and Local Plan policy background and then a planning rationale for the policies in that chapter. These are followed by the policies themselves. Each policy is followed by text to guide their interpretation and application.

3. Living and Working Policies

3.1 Living and Working Policy Background

Chapter 6 of the NPPF Delivering a sufficient supply of homes: deals with housing need, providing land, and affordable and specialist accommodation. Policy HO2 addresses housing need in neighbourhood areas. **Chapter 16 Promoting healthy communities:** addresses community and recreational facilities.

Chapter 7 Building a strong, effective economy: deals with economy and long term economic growth, meeting business needs, and rural businesses.

The adopted Local Plan comprises:

Waverley Borough Local Plan Part 1: Strategic Policies and Sites February 2018;
Waverley Borough Local Plan Part 2: Site Allocations and Development
Management Policies March 2023.

The Local Plan indicates that Dunsfold must provide at least 100 new houses within the period of 2013 to 2032.

3.2 Living and Working Planning Rationale

Housing

The 2021 Census shows the existing Accommodation types for Dunsfold as:

- Over 48% Detached
- Over 34% Semi-detached
- Just under 8% Terraced
- Just over 7% Purpose built flats
- 1% part of a converted or shared house, including bedsits
- Just over 1% part of another converted building, e.g. a former school, church or warehouse.
- 54% of homes have 2 or more bedrooms that are normally unoccupied.
- Over 60% of homes have two rooms that are underoccupied

To date, the following have been granted planning permission or have been constructed:

Site	Ref.	Number of Units
Coombebury Cottage	WA/2022/03032 & APP/R3650/W/23/3332590	53
Gratton Chase	WA/2016/1766	42
Springfield / Miller Lane	WA/2023/01020 & APP/R3650/W/25/3362383	21
Miller Lane	WA/2017/1815	8
Wetwood Farm (on Chiddingfold Road)	PRA/2020/0006 and PRA/2020/0011	12
Duns Copse (High Street Green)	PRA/2016/0004	5
Dunsfold Common Road	WA/2021/03081 and APP/R3650/W/22/3300262	5
Wrothams Great Copse in Knightons Lane	WA/2016/1853	2
The Orchard on Chiddingfold Road	(WA/2022/00606).	2
Various single house sites		6

These total 156. Site allocations in this Plan accommodate an additional 4 dwellings. That makes a total of 160 dwellings, plus any windfall or infill properties approved by 2032.

The Housing Needs Assessment prepared by AECOM recommends that Dunsfold aim for a higher number of 2–3-bedroom homes than the Waverley SHMA recommendation. The Waverley SHMA recommends 65% of all new dwellings should be 2–3-bedroom dwellings, whereas the Dunsfold specific recommendation is between 70% and 80% of all new dwellings. The AECOM Housing Needs Assessment also made clear that there is a need for up to 21 specialist dwellings for the elderly until the end of the Plan period, of which 5 should be provided as affordable or social rented homes.

The housing needs survey (2026), referred to in 2.2, indicated the relatively high cost of housing in Dunsfold, placing it beyond the means of many people.

Employment and Community Facilities

There is a range of businesses in and around Dunsfold, some providing local services. One in six businesses is agricultural or equestrian in nature. There are several large disused farm buildings in the area due to a movement from dairy farming.

Part of Waverley's largest employment site, Dunsfold Park, is within Dunsfold Parish. Dunsfold Park as a whole has around 100 companies on site (source: Waverley Adopted Local Plan Part 1, Para 2.29).

The 2021 Census shows the following:

- Over 44% of Dunsfold's population works from home.
- Over 49% of the population works full-time, i.e. over 31 hours per week.
- In respect of commuting.
- Over 45% of the population drives a car or van to commute to work.
- Just over 5% of the population does not have access to a car or van.

The Neighbourhood Plan seeks to enhance local economic opportunity and the economic viability of the village.

Dunsfold has a range of community facilities and services, including:

- A community-run convenience store with a post office;
- A public house;
- A village hall;
- Sports club (tennis, football, playground);
- Cricket pitch and pavilion;
- A church;
- The Common and a range of green spaces;
- Footpaths, bridleways.

There is no longer a local surgery or primary school, requiring travel to other villages.

Policy SG1: Employment and Community Facilities

1. Development to provide local employment or to diversify the rural economy will be supported as follows:
 - a. improvement of existing employment, commercial or industrial sites in the Parish;
 - b. development of brownfield sites in the Parish;
 - c. development of the Orchard Estate employment site, where it maintains or enhances the facility and there is no significant loss of employment floorspace;
 - d. provision or improvement of equestrian facilities in the Parish;
 - e. provision of new community facilities or enhancement of existing community facilities within the Dunsfold Settlement Boundaries.
2. Support for development under this policy is subject to:
 - a. there being adequate vehicular access and sufficient highway capacity to accommodate additional vehicular movements;
 - b. there being no significant adverse impact on nearby residential properties by reason of noise, vibration, odour, fumes, traffic disturbance, or other environmental impacts;
 - c. there being no significant adverse impact on the rural and historic environments of the Parish.
3. Development involving the loss of employment or community facilities will only be supported where:
 - a. a similar or better facility is provided nearby; or
 - b. it can be demonstrated that the facility is no longer needed or viable; and
 - c. the facility has been marketed at a realistic price for a period of at least 12 months, against the context of the local land and property economy.

Interpretation

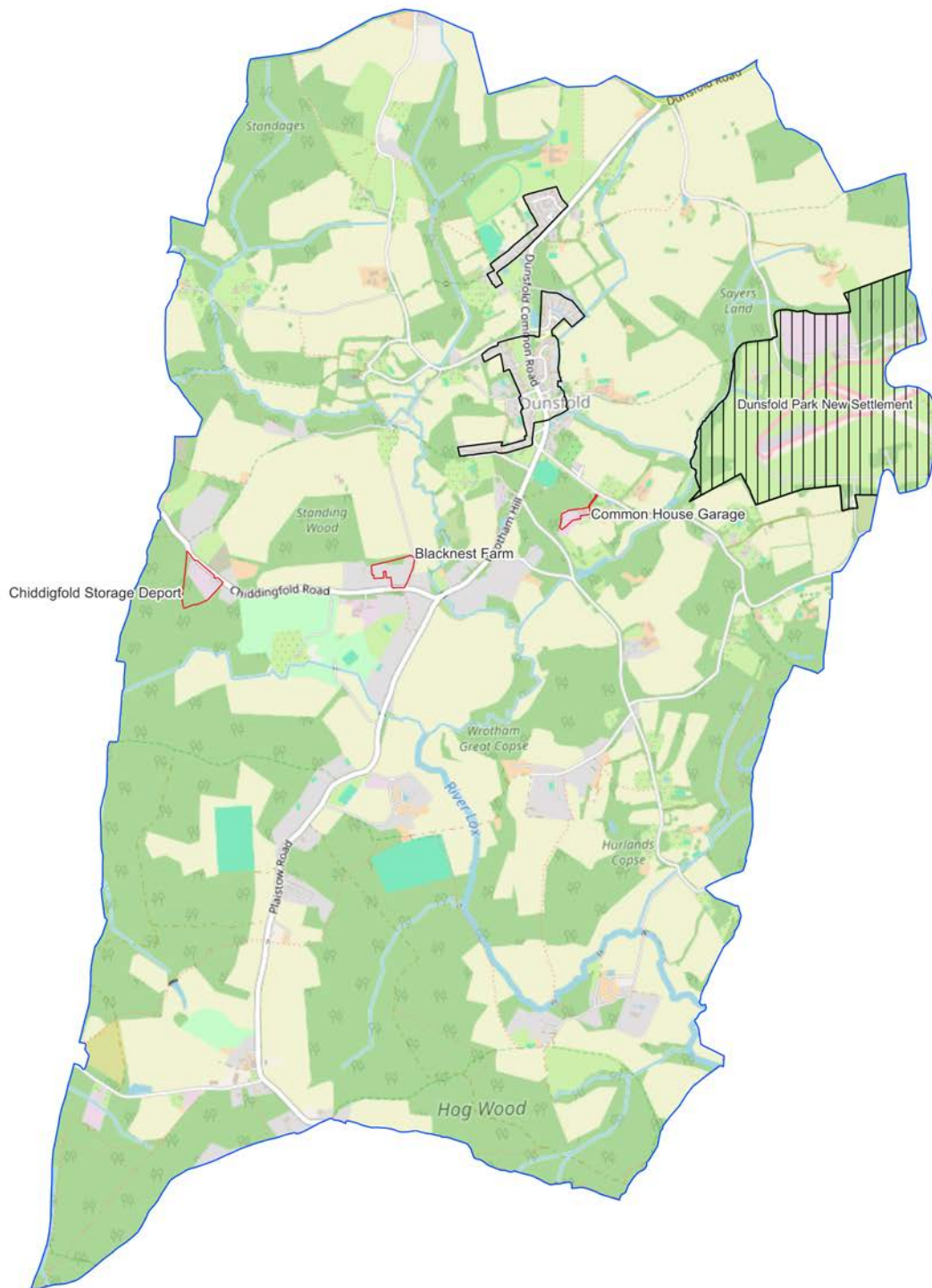
The policy supports employment-related development and community facilities, with some clauses relating to the Parish, and some within the built settlement, as appropriate. This could include some Use Class E, D1 or D2 activities, including facilities to provide health services or education. The policy would be unlikely to support general industry (B2) or distribution (B8) proposed close to residential properties. This could also apply to some D1 and D2 activities, for example where they would generate significant vehicular traffic.

Impacts on residential properties or the rural environment from traffic disturbance would include consideration of commercial vehicles, in particular heavier traffic.

Equine schemes can raise diverse issues, including manure storage, odour, traffic, noise and disturbance.

Design, environmental and other requirements for employment development and community facilities are set out in later policies within this Plan.

Map 2: Dunsfold Settlement Boundaries and Employment Sites.



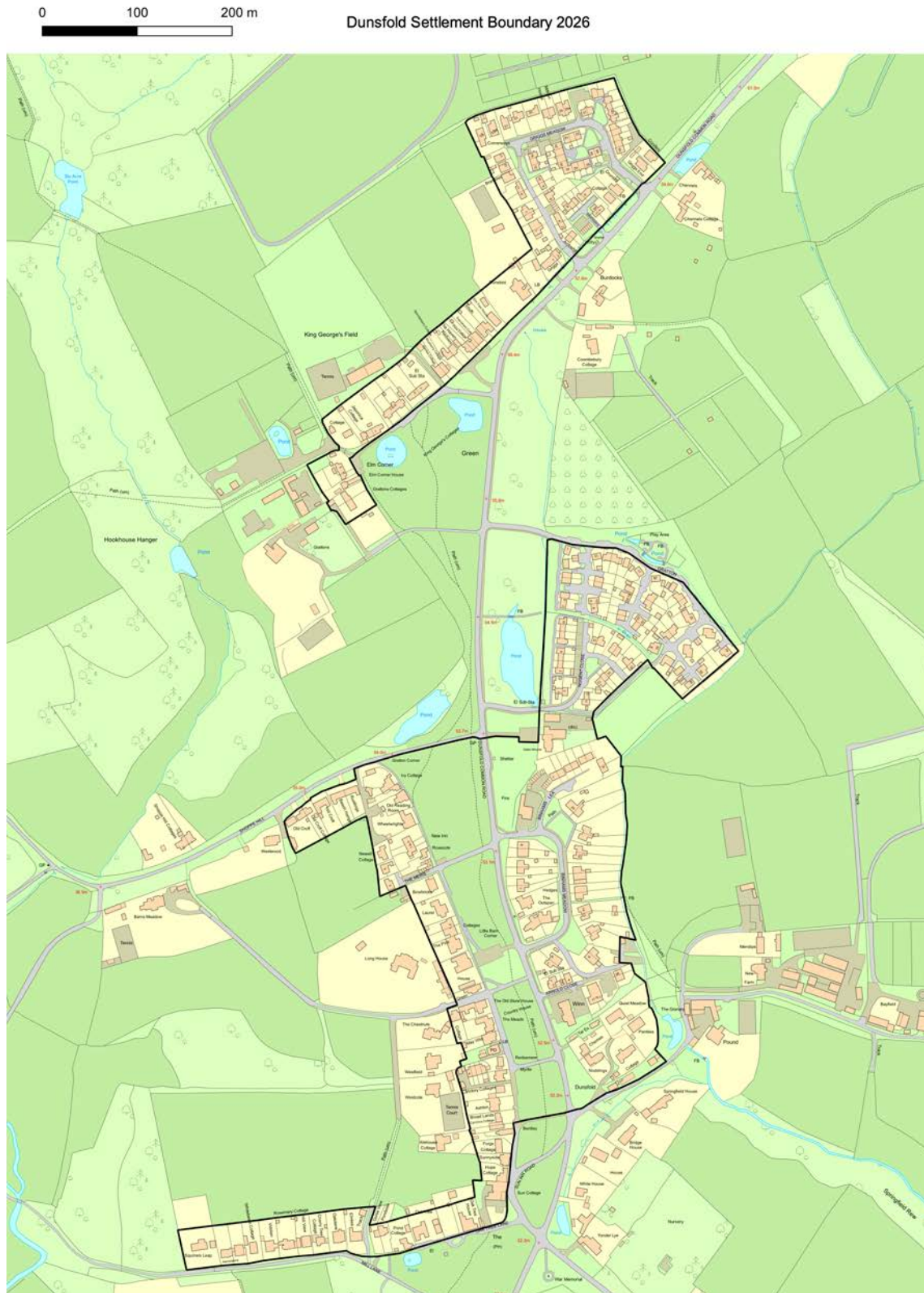
Dunsfold Parish

-  Dunsfold Parish Boundary
-  Dunsfold Settlement Boundary
-  Dunsfold Park New Settlement
-  Employment Sites (Employment Land Review 2016)

0 250 500 m



Map 3: Dunsfold Settlement Boundaries.



Policy SG2: Residential Development

1. Residential development will be supported in the following locations:
 - a. Sites allocated in Policies SG3, SG4 and SG5 of this Neighbourhood Plan;
 - b. Brownfield and infill sites within the Dunsfold Settlement Boundaries;
 - c. The redevelopment of existing residential properties, providing there is no loss of, or significant harm to, designated heritage assets;
 - d. The sensitive refurbishment of designated heritage assets.
2. The mix of housing accommodation should be based on the latest evidence of housing need, specific to the Parish where possible, and include:
 - a. property types to meet the needs of first-time buyers, those wishing to downsize, and smaller families;
 - b. accommodation suitable for older people and people with specialist needs, including affordable or social rent homes.
3. Where affordable housing is required, it should be an integral part of the development, to meet local need in Dunsfold Parish, and be designed to a similar design and specification to market housing, so that it is tenure blind.
4. Residential development should provide a high standard of amenity, including where possible:
 - a. Private or shared gardens, complementing any established pattern of gardens in surrounding properties;
 - b. Discretely located, screened storage space for bins and recycling;
 - c. Secure and screened storage space for cycles and personal vehicles, meeting the requirements of Policy INF1.

Interpretation

The policy identifies suitable locations for housing development, in addition to housing sites allocated through the Local Plan process.

The Neighbourhood Plan can't include policies relating to internal layout. However, encouragement is given to housing with adaptable layouts and generous storage space, to help enable home working.

Designated heritage assets include listed buildings or buildings within the Dunsfold Conservation Area and Dunsfold Church Conservation Area.

Design, environmental and other requirements for housing development are set out in later policies within this Plan.

In determining the appropriate mix, consideration should be given to the Dunsfold Housing Needs Assessment (AECOM) and any subsequent evidence provided by Waverley Borough Council or Dunsfold Parish Council.

Affordable housing requirements and rural exception housing are dealt with by the Waverley Borough Local Plan Part 1: Strategic Policies and Sites, February 2018.

Policy SG3: Springfield Site Allocation

1. **The Springfield Site to the east of Miller Lane, Alfold Road, is allocated for residential development.**
2. **Schemes should include high-quality green infrastructure and landscaping, including the use of trees and hedges as boundary treatments, to reduce visual impacts and complement the Area of Outstanding Natural Beauty and rural setting.**

Interpretation

This is a greenfield site within an Area of Great Landscape Value (proposed to be added to the Surrey Hills AONB), so particular attention should be paid to design, materials and landscape design, having regard to Policy SG2 and later policies in this Plan.

Map 4: Springfield Site



Policy SG4: Alehouse Field Site Allocation

1. The Alehouse Field Site, Dunsfold Common, is allocated for residential development.
2. Schemes should include high-quality green infrastructure and landscaping, including the use of trees and hedges as boundary treatments, to reduce visual impacts and complement the Area of Outstanding Natural Beauty and rural setting.
3. Development should take opportunities to enhance and should not harm:
 - a. the character or appearance of the Dunsfold Conservation Area; and
 - b. the settings of the surrounding Grade II listed buildings.
4. Development proposals will need to demonstrate satisfactory vehicular access to the site.

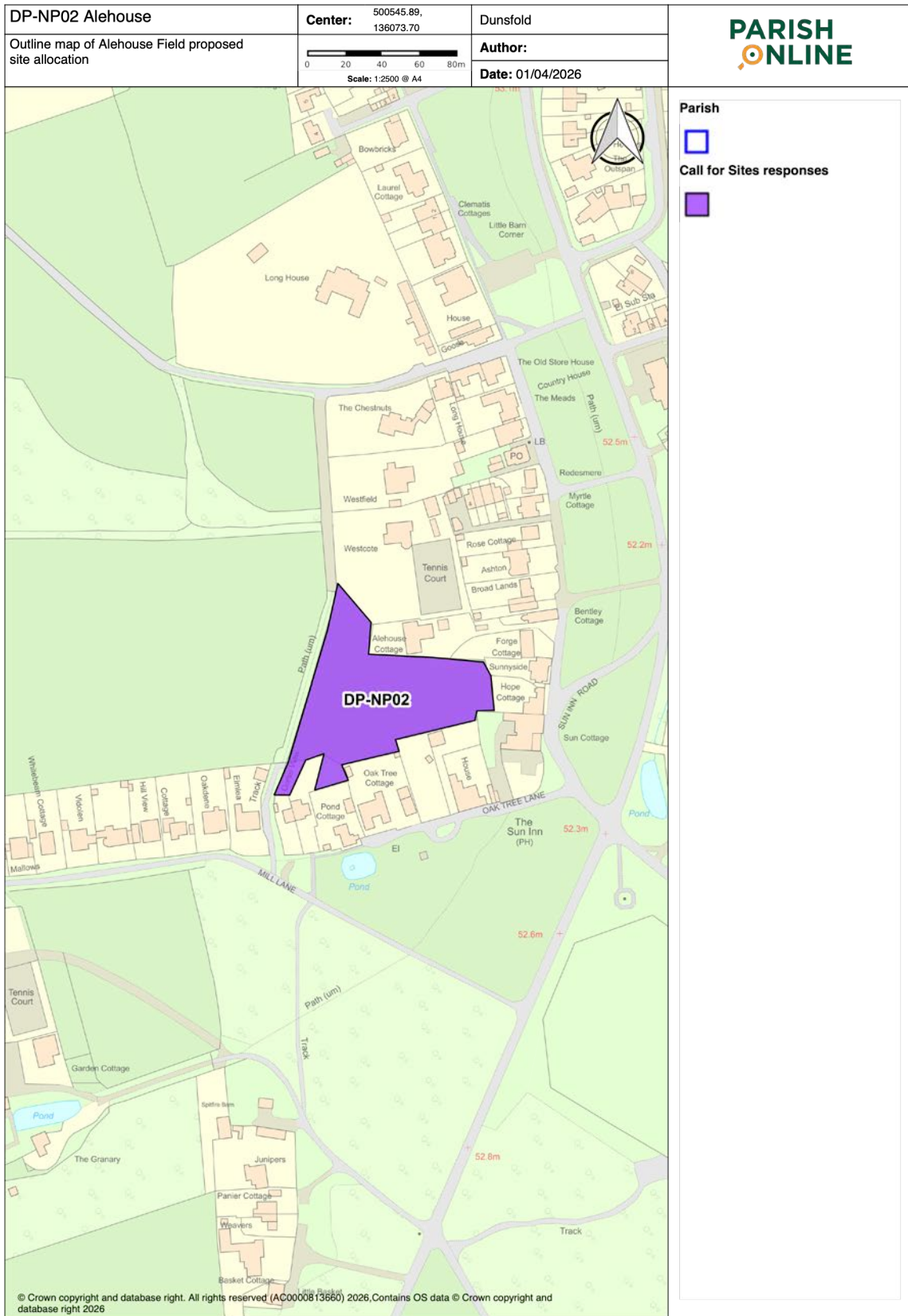
Interpretation

This is a greenfield site within an Area of Great Landscape Value (proposed to be added to the Surrey Hills AONB), also within the setting of several listed buildings, so particular attention should be paid to design, materials and landscape design, having regard to Policy SG2 and later policies in this Plan. This relates to quality of design and materials and should not be interpreted as requiring stylistic imitation of historic buildings.

The surrounding Grade II listed buildings are:

- The Sun Pub;
- Forge Cottage;
- Pond Cottage;
- Oak Tree House;
- Oak Tree Cottage;
- Hope Cottage.

Map 5: Alehouse Field



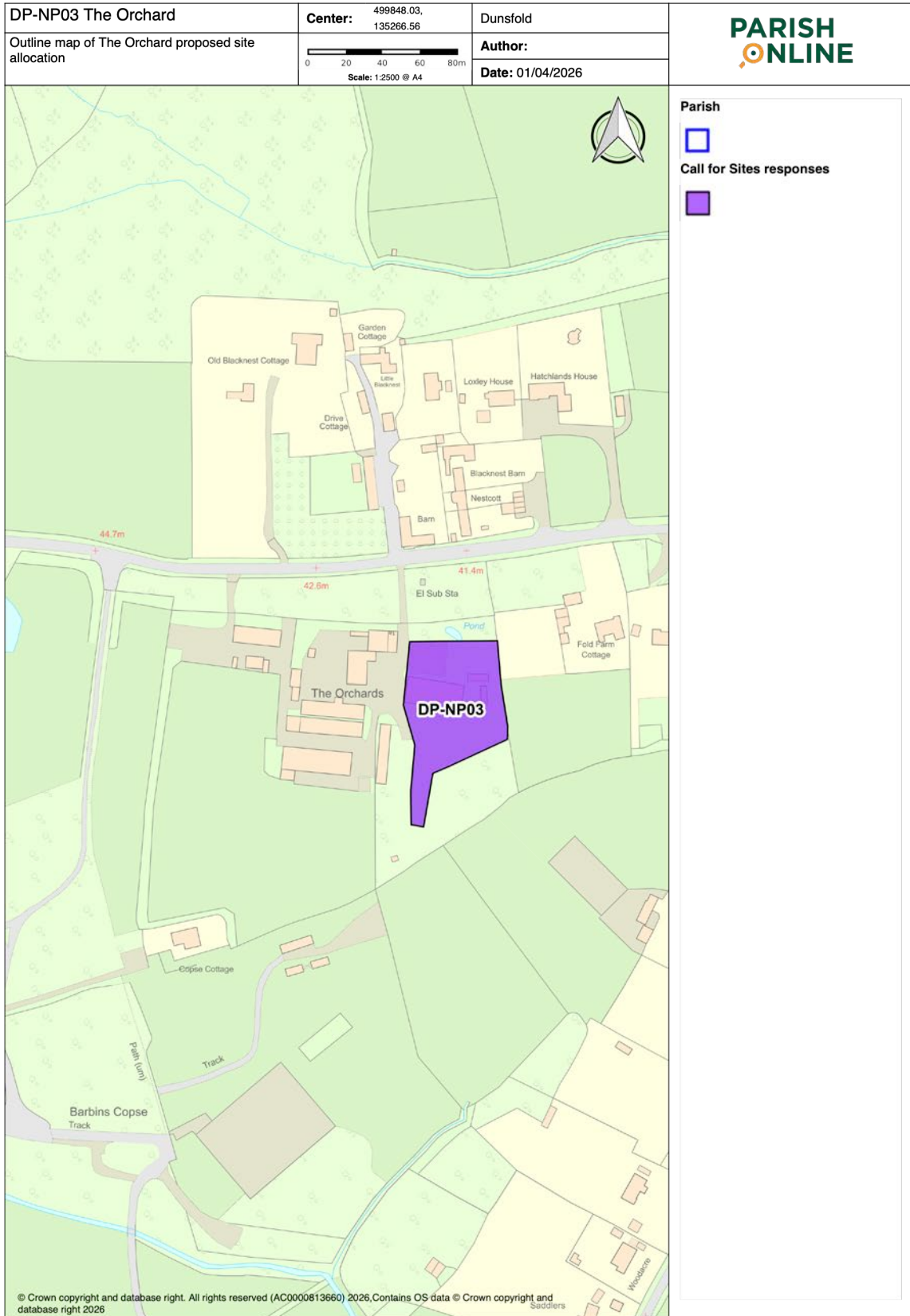
Policy SG5: The Orchard Site Allocation

- 1. The Orchard, Chiddingfold Road is allocated for residential development.**
- 2. Schemes should include high-quality green infrastructure and landscaping, including the use of trees and hedges as boundary treatments, to reduce visual impacts and complement the rural setting.**
- 3. Development proposals will need to demonstrate satisfactory vehicular and pedestrian access to the site.**

Interpretation

This is a part greenfield site within an Area of Great Landscape Value (proposed to be added to the Surrey Hills AONB), so particular attention should be paid to design, materials and landscape design, having regard to Policy SG2 and later policies in this Plan.

Map 6: The Orchard



4. Environment Policies

4.1 Environment Policy Background

Chapter 18 of the NPPF Managing flood risk and coastal change: deals with flood risk and management and coastal change. It includes a sequential test for flood risk, sustainable drainage and coastal change.

Chapter 19 Conserving and enhancing the natural environment: deals with protection of the natural environment, including enhancement, trees, protected landscapes, the coast and biodiversity and geodiversity.

4.2 Environment Planning Rationale

Dunsfold's Rural and Natural Environment

Dunsfold lies on the edge of the Surrey Hills Area of Outstanding Natural Beauty (AONB) and is currently designated an Area of Great Landscape Value (AGLV). There is the potential for most of the Neighbourhood Area to be included in the pending Surrey Hills AONB extension. Dunsfold is also located in the 'Low Weald' national character area and contains some 800 acres of woodland, including ancient woodland. Chiddingfold Forest (a SSSI) lies partly in the south of Dunsfold.

A Surrey Hills Management Plan 2020-2025 was formally adopted by Surrey County Council and Waverley Borough Council.

The Surrey Local Nature Recovery Strategy March 2026 highlights the possible threat of urban development where habitats through 'the destruction and fragmentation of natural habitats'. The strategy has informed the policies of this Plan.

The Common has the usual statutory protection, and part is a Site of Nature Conservation Interest, and part is in the Chiddingfold Forest SSSI Impact Risk Zone.

Dunsfold is a rural area that enjoys remarkably dark skies. Light pollution presents a potential threat to dark skies, detracts from the enjoyment of the night sky and can adversely affect wildlife.

The proposed Dunsfold Park new village, comprising up to around 3,600 homes, will have a very different character to the small historical village of Dunsfold. The Dunsfold Green Gap will maintain and protect the village's character, preventing coalescence.

Policy ENV1: Natural and Green Environment

1. Development should not cause any significant adverse impact and should take opportunities to enhance Dunsfold's rural and landscape character and biodiversity, also taking account of the Surrey Local Nature Recovery Strategy March 2026.
2. Development should take opportunities to enhance and not harm Dunsfold's sensitive and designated landscapes, including:
 - a. the Area of Great Landscape Value;
 - b. Chiddingfold Forest Site of Special Scientific Interest;
 - c. the Surrey Hills Area of Outstanding Natural Beauty, also taking account of the proposed extension to that area.
3. Development should take opportunities to enhance and not have any significant adverse impact on Dunsfold Common and its setting in terms of:
 - a. Its value as a Site of Nature Conservation Importance;
 - b. Its open landscape character as the key central green space in Dunsfold;
 - c. The accessibility, amenity and safety of the space.
4. The location, design and layout of development should take opportunities to enhance habitats and wildlife connectivity throughout the Parish, and:
 - a. avoid harmful impacts on protected species include Amphibians, Bats and Great Crested Newts;
 - b. avoid harmful impacts on priority species, including Brown Hairstreak and Lapwing.
5. Development should enhance the area's tree cover by:
 - a. maintaining and avoiding harm to Areas of Ancient and Semi-Natural Woodland, and Ancient Replanted Woodland;
 - b. taking account of priority habitats - Deciduous Woodland and Traditional Orchards, Woodpasture and Parkland;
 - c. avoiding loss of mature trees, woodland and hedgerows;
 - d. ensuring that existing trees within any site are incorporated into the design and layout of the scheme;
 - e. where loss of trees is unavoidable, providing replacement trees in close proximity to provide a similar level of amenity and environmental value;
 - f. taking steps to protect existing trees and their roots during construction of development;
 - g. taking opportunities to plant new trees and hedgerows as part of landscape design and boundary treatments.

- 6. Development should take opportunities to enhance and avoid harm to Dunsfold's water features and their environs, including ponds, streams and other water channels, considering impacts on their value for wildlife, biodiversity, historic and landscape character and recreation.**
- 7. Development should avoid creating coalescence and should maintain the open landscape settings and degree of separation of the Dunsfold settlement and Dunsfold Park settlement.**
- 8. Development on the edge of Dunsfold's built areas should seek to minimise any visual impact on the surrounding countryside by providing natural boundary treatments, including hedges, trees and other landscaping.**

Interpretation

Some of the designated landscapes mentioned in the policy are only partially within the Dunsfold Neighbourhood Area (parish boundary). Clearly, the policy applies only to the parts within the Neighbourhood Area. An extension the Surrey Hills Area of Outstanding Natural Beauty is in the Parish is being considered, including most the Parish (designated candidate area).

The Wealden Heaths Phase II Special Protection Area (SPA) is a protected ecological habitat. While Dunsfold village is not located directly inside the SPA, it sits within the broader 400-meter and 5-kilometre buffer zones that require strict planning, mitigation, and environmental assessments (e.g., SANGS) to protect vulnerable bird species.

The Environment Act 2021 introduced a 10% biodiversity net gain requirement for certain kinds of development.

In applying the policy, The Surrey Local Nature Recovery Strategy March 2026 should also be considered, including opportunities for enhancement.

In considering impacts on habitats, the following Mitigation Hierarchy is promoted by Natural England and others:

- Avoid harm;
- Minimise harm (for example in the layout and footprint of development);
- Mitigate or restore harm (during and after development);
- As a last resort, compensate for harm.

The existing habitat network and wildlife corridors are used by bats, so the policy would resist loss or fragmentation of bat commuting or foraging routes, either due to direct land take or disturbance from lighting, noise and vibrations.

Priority species include Brown Hairstreak and Lapwing. Protected species include Amphibians, Bats and Great Crested Newts.

If a site survey by a suitably qualified ecologist indicates that habitats on or adjacent to any development site constitute key habitat for bats, appropriate design and mitigation should be put in place. Design mitigation enhancement could include retaining and limiting light spill onto key features within or outside of the boundaries of the development site and the inclusion of trees, hedging and garden plants appropriate to the soil and landscape character of the Parish.

The provision of additional habitat resources for wildlife, especially via wildlife corridors and stepping stones, is encouraged.

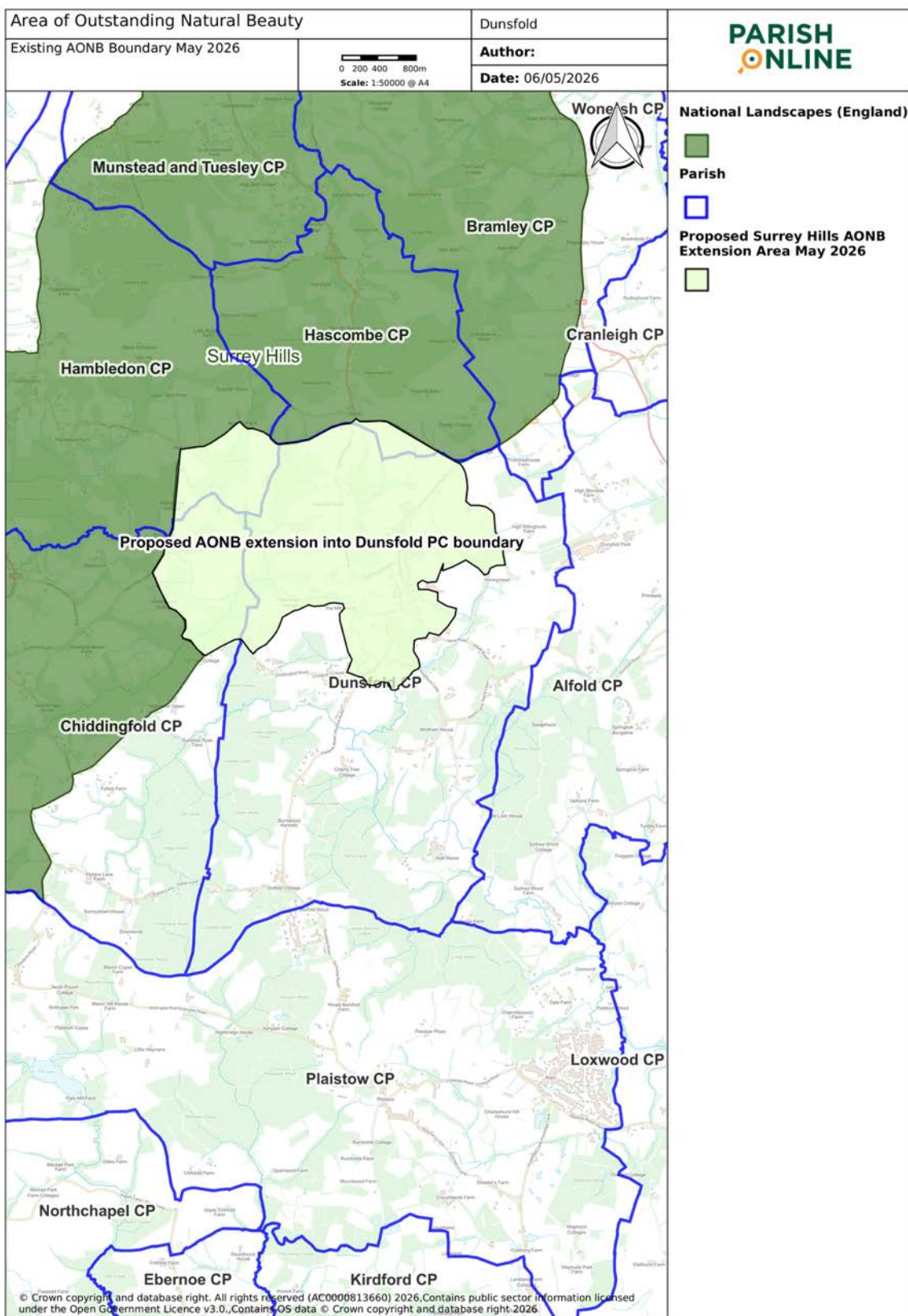
Development proposals should include details of the long-term management and maintenance of new and existing trees and landscaping (in accordance with the Environment Act 2021).

Public and private green spaces provided as part of development can help to create wildlife corridors, encourage biodiversity and contribute to public health and well-being.

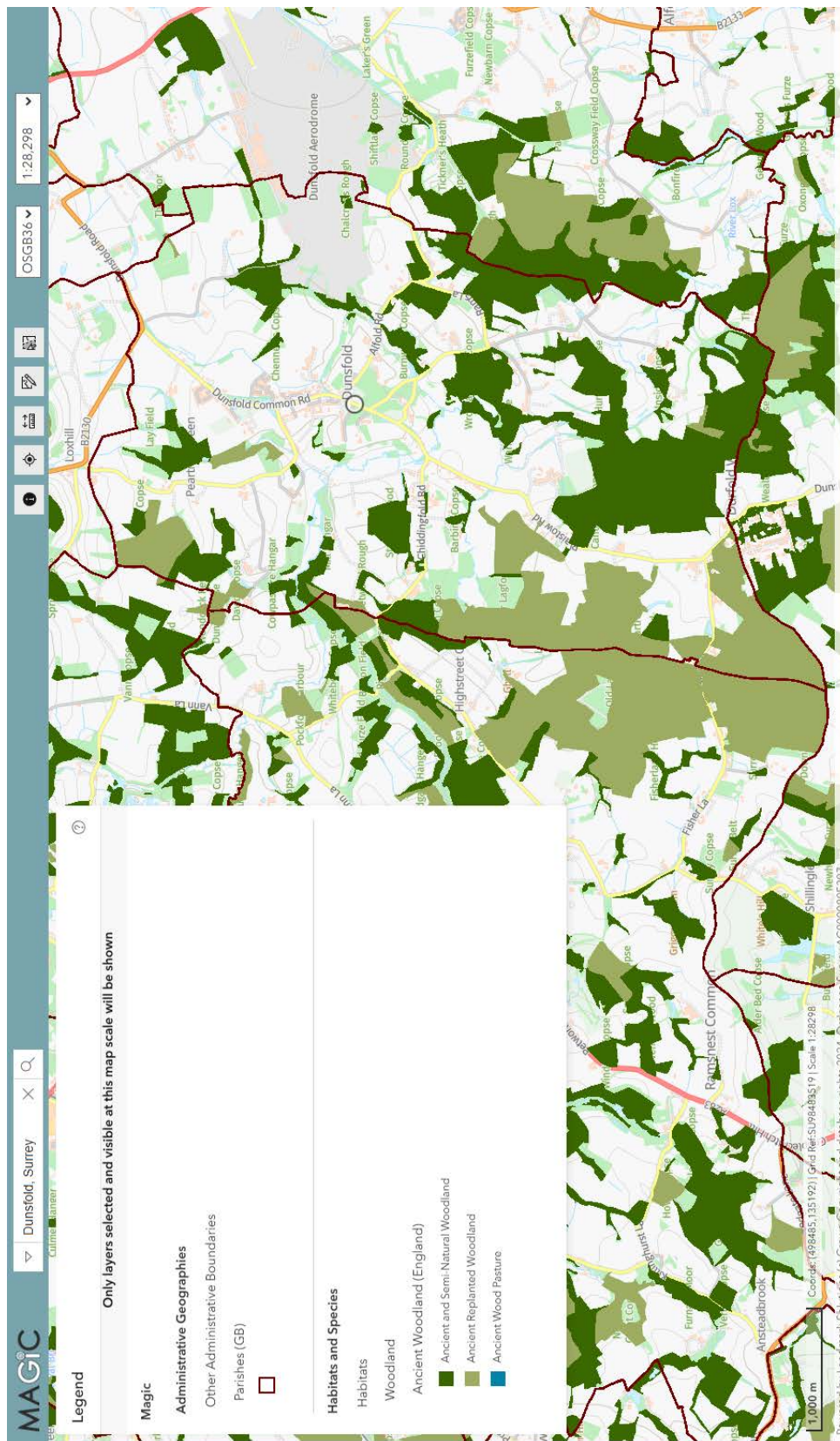
Other measures to support wildlife include:

- Integral bat boxes and bird boxes;
- Use of hedging as boundary treatments;
- Hedgehog gaps in fences;
- Raised fencing;
- Badger routes;
- Bee friendly landscape features;
- Wildlife connectivity via grass verges and footpath edges;
- Meadow edge grasses and wildflowers;
- Flat kerbs, to enable amphibian movement;
- Gratings over drains.

Map 7: Surrey Hills AONB and Proposed Extension

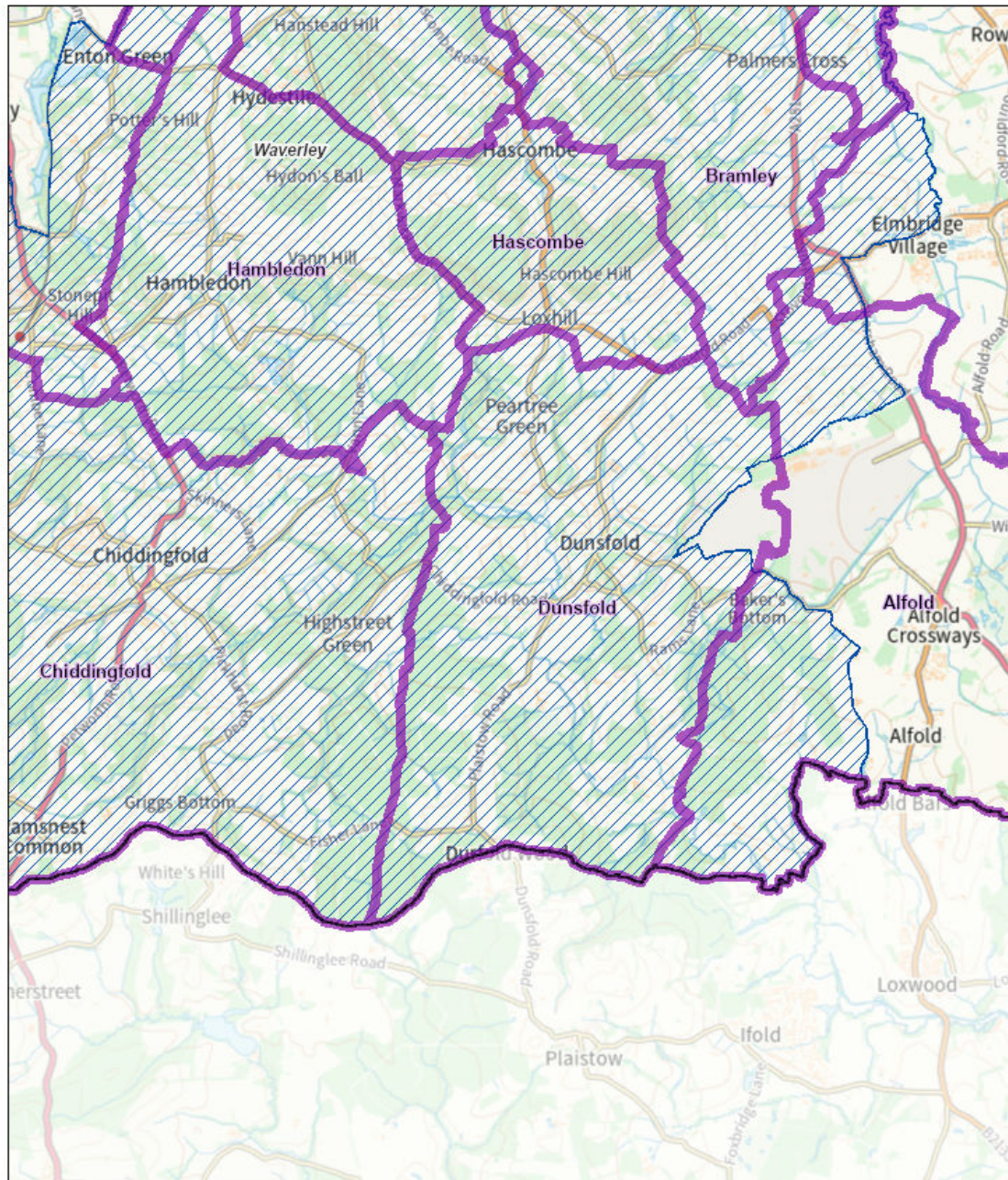


Map 8: Ancient and Replanted Ancient Woodland



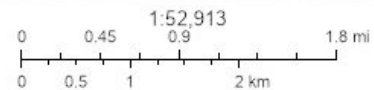
Map 9 Dunsfold Area of Great Landscape Value

Surrey Interactive Map



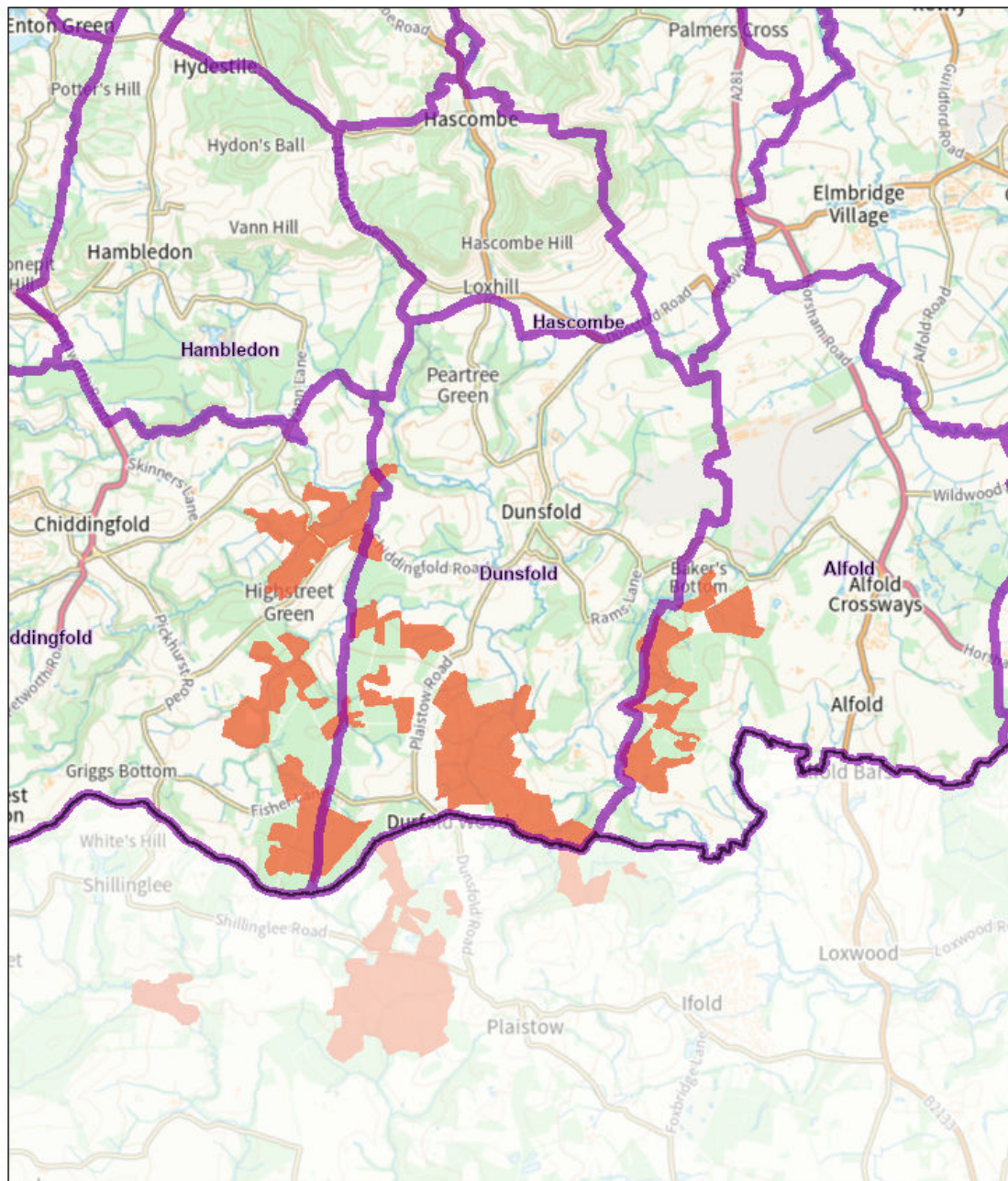
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- Boundary - District and Boroughs
- Boundary - Parish
- Environment - Areas of Great Landscape Value (AGLV)



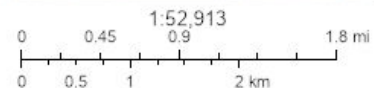
Map 10 Dunsfold Sites of Special Scientific Interest

Surrey Interactive Map



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- Boundary - Parish
- Environment - Sites of Special Scientific Interest (SSSI)



Policy ENV2: Environmental impacts and Flood Risk

1. Development should not have any significant adverse impact on the Parish's environment by reason of water or air pollution, taking account of:
 - a. the designated Drinking Water Safeguard Zone;
 - b. mitigation of impacts from additional car journeys, through tree planting or other measures.
2. Development should avoid and mitigate adverse impacts on surrounding land and properties from surface water run-off, including:
 - a. taking account of identified flood risk and the high water table in parts of the Parish;
 - b. carefully considering surface water run-off in the location, footprint and design of schemes;
 - c. minimising hard surface areas, including drives and parking areas, and using water permeable materials for hard surfacing, to complement the rural and historic character of the Parish.
3. Development should avoid causing light pollution or having adverse impacts on dark skies.
4. Development should avoid significant adverse impacts on surrounding and nearby properties by reason of noise or disturbance, including impacts from additional vehicle movements.

Interpretation

The NPPF sets out where Flood Risk Assessment must be submitted as part of planning applications

The area does have issues with wastewater and sewerage capacity, so it is important to ensure that sufficient capacity is in place on or off-site to meet the needs of the development. Engagement with the water utility provider is encouraged at an early stage of the design process.

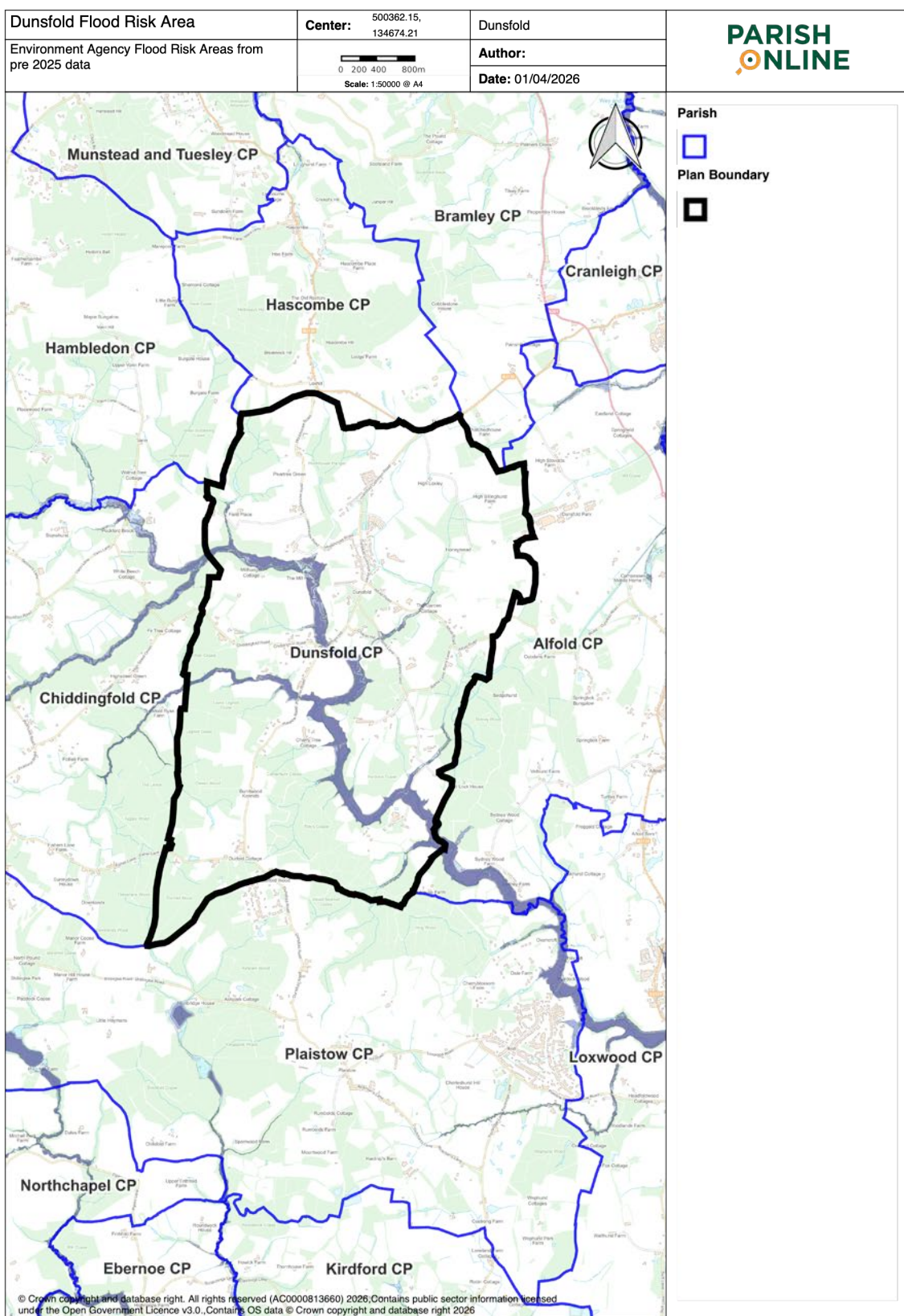
In addition to permeable driveways and parking areas, sustainable drainage features to manage the risk of surface water run-off could include rainwater harvesting and storage features; green roofs; soakaways; attenuation ponds, swales and raingardens. Where possible, sustainable drainage systems should provide multifunctional benefits.

Development proposals should demonstrate how light pollution is being prevented, for example, by employing energy-efficient lighting that complies with best practice guidelines for rural areas, reducing light scatter.

Ways of limiting light pollution could include:

- avoidance of street lighting;
- ensuring that lighting on properties is of low intensity and downward facing.
- use of automatic timers or proximity PIR sensors;
- use of glazing to reduce light transmittance, and screening to reduce the impact.
- avoiding spill of light from large open glass windows and skylights.

Map 11: Flood Risk Areas



5. Design and Character Policies

5.1 Design and Character Policy Background

Chapter 14 of the NPPF Achieving well-designed places: addresses design, with key principles of livability, climate, nature, movement, built form, public space, and identity. This is augmented by the National Design Guide (2021). A draft replacement was subject to consultation earlier in 2020⁶ and has also been taken into account.

Chapter 20 Conserving and enhancing the historic environment: addresses the historic environment, including emphasis on the social, cultural, economic and environmental benefits that conservation of the historic environment can bring and policies on different kinds of heritage asset.

5.2 Design and Character Planning Rationale

Character

Historical mapping shows that the hamlets scattered across the Parish have largely evolved around farms. There are 48 listed buildings in the Parish and two Conservation Areas:

- Dunsfold Conservation Area
- Dunsfold Church Conservation Area

The architectural character of the parish is diverse, reflecting its development over time. Older properties tend to be red brick with a clay tile roof, often set back from the road and with ample gardens. Many 16th-century houses were later updated in the contemporary period style (for example Queen Anne, Georgian or Victorian) and the many houses built in the 19th and 20th-centuries have followed this pattern. Many of the properties have two storeys with the first-floor windows sitting closely under the eaves. Other styles include post-war bungalows and larger Georgian and Victorian homes.

Design is important in ensuring that development is sustainable, fit for purpose and impacts positively on local identity and environmental quality. Quality of environment is a key factor in maintaining Dunsfold as a place where people want to live, work and spend time.

The following policies have been informed by the following documents:

- The National Design Guide 2021;
- Dunsfold Conservation Area Appraisal 2017;
- Dunsfold Church Conservation Area Appraisal 2017;

- Dunsfold Design Statement 2001;
- Homes England's Building for a Healthy Life 2026.

Policy D&C1: Character and Heritage

1. Development should complement Dunsfold's locally distinctive historic and rural character and in terms of:
 - a. scale, height and massing, taking account of the domestic scale and character of the village;
 - b. the spacing between properties and set-back from the road;
 - c. local landscape character and any established patterns of front and rear garden spaces.
2. Development in or near to the Dunsfold Conservation Area should complement the character of the area, taking account of the following key characteristics:
 - a. The linear Common and its open landscape character as a focus for surrounding linear village development;
 - b. The predominant two-storey height, domestic scale and traditional character of residential properties;
 - c. Architectural quality and diversity, with a mix of timber-framed and load bearing masonry properties;
 - d. The traditional palette of materials including red brick, clay or slate tiles and timber doors and windows;
 - e. Built character based on widely spaced buildings, set back from the road;
 - f. The pattern of garden spaces;
 - g. Mature trees and hedges;
 - h. Traditional boundary treatments, including hedges, brick or sandstone walls and timber gates and fences.
3. Development in or near to the Dunsfold Church Conservation Area should complement the character of the area, taking account of the following key characteristics:
 - a. St Marys Church as a landmark and its Churchyard setting;
 - b. The green and rural character, with widely spaced buildings and including mature trees and hedges;
 - c. Architectural quality and diversity, with a mix of timber-framed and load bearing masonry properties;
 - d. The predominant two-storey height and traditional character of residential properties;
 - e. The traditional palette of materials including red brick, clay tiles and timber doors and windows;
 - f. Traditional boundary treatments, including tall hedges and trees.
4. Development should use high-quality and durable materials and support will be given to the use of:
 - a. traditional and local materials to complement historic properties;

- b. recycled materials;**
 - c. materials and construction with superior environmental performance.**
- 5. The location, design and layout of development should take account of views through the village, towards historic landmarks and to and from footpaths and bridleways and the surrounding landscape settings.**
- 6. Extensions or alterations to listed buildings or buildings in the Dunsfold Conservation Area and Dunsfold Church Conservation Area, including works to enable sustainable reuse or improve energy efficiency, will be supported providing they preserve or enhance and avoid significant harm to their special architectural or historic interest, setting or character.**

Interpretation

The Dunsfold Village Design Statement 2001, the Dunsfold Conservation Area Character Appraisal 2017 and the Dunsfold Church Conservation Area Character Appraisal 2017 are all likely to be helpful in securing compliance with this policy.

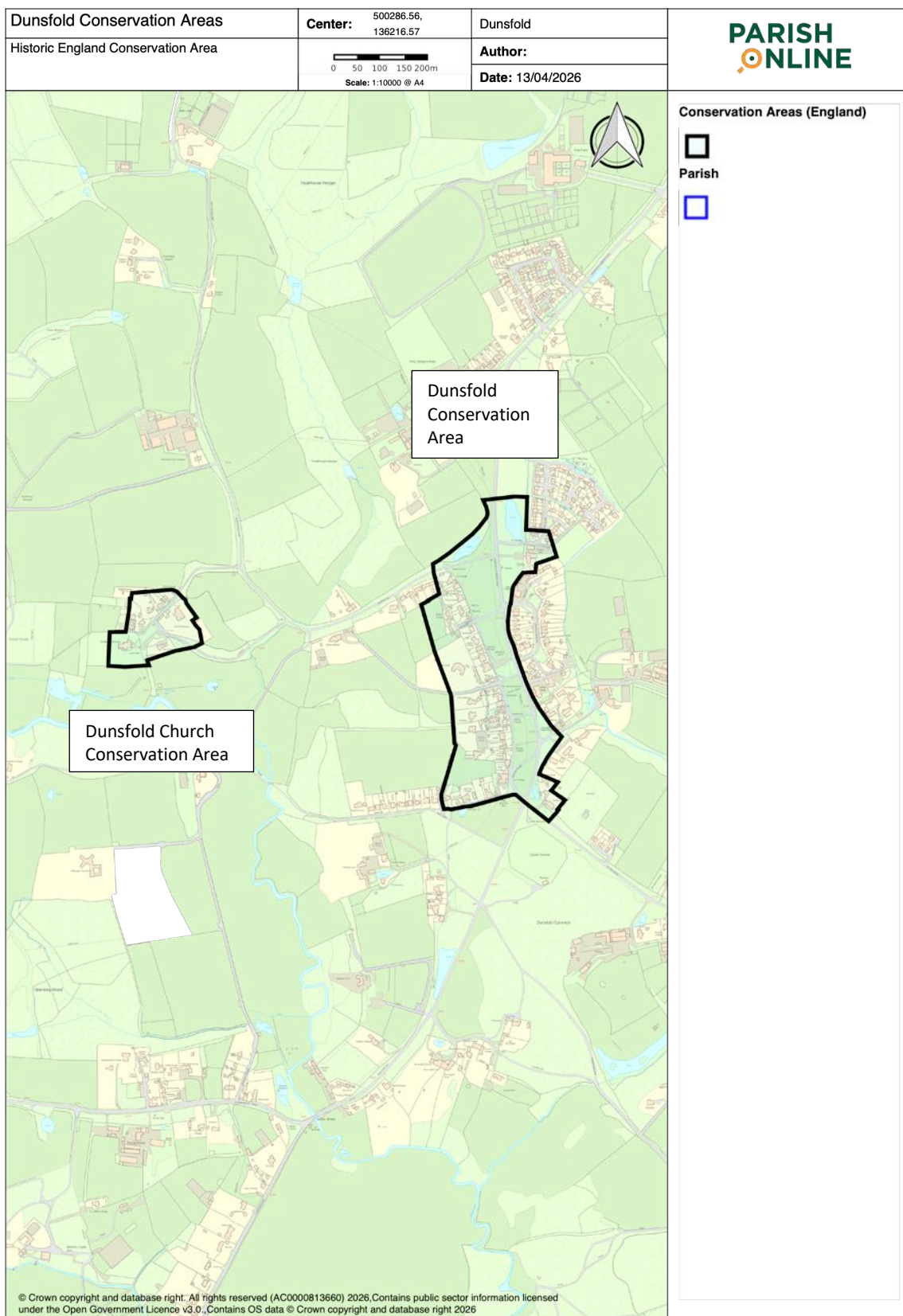
The intention of the policy is to highlight key aspects of character, but not to require stylistic imitation or to prevent creative, innovative or environmentally sustainable design.

It should be noted that the Parish of Dunsfold is within an Area of Special Control of Advertisements, where advertisements should respect the rural character of the Parish.

Domestic garages and other ancillary outbuildings are often essential to support rural life, but they must be designed to be clearly subordinate to their host dwelling and not appear intrusive in the landscape.

Applicants submitting major development proposals should demonstrate in their Design and Access Statement how the scheme responds to policies D&C1, D&C2 and INF1.

Map 12: Conservation Areas



Policy D&C2: Sustainable Design

1. Development should include positive design features where possible to reduce carbon impacts and support biodiversity, and support will be given to creative or innovative designs, subject to the scheme meeting the requirements of Policy D&C1.
2. Development should create a high-quality public realm, providing a safe, convenient and attractive environment for pedestrians, including:
 - a. creating connections to the existing networks of pedestrian and cycle routes within the Parish, and taking opportunities to enhance pedestrian and cycle permeability, taking account of the needs of people with limited mobility or visual impairment.
 - b. taking opportunities to create attractive new public or green spaces, complementing the green, rural and village character of the Parish, to support recreation, social interaction and other community or economic activities;
 - c. providing active frontages with doors, windows or other features to provide overlooking and natural surveillance to existing and new streets and spaces.
3. Development should include high-quality green and blue infrastructure, to enhance the rural character of the Parish, including:
 - a. using low walls, hedges and planting of trees as boundary treatments;
 - b. using native species to complement existing trees and hedges or other species with high environmental and amenity value;
 - c. taking opportunities to include ponds or other water features as an integral part of landscape design, including as part of sustainable drainage systems (SuDs) where appropriate.
4. Development should have no significant adverse impact on the amenities of existing residential properties by reason of overlooking, loss of daylight or sunlight, overbearing appearance or other impacts.

Interpretation

The policy should be applied in a way proportionate to the scale and nature of the scheme. For example, some clauses only apply in the case of larger-scale development where new layout or public realm is being created.

Where development proposals comply with other policies, this policy supports innovative approaches to the construction of low-carbon development, increased water efficiency and other green features. The application of BREEAM, Passivhaus or other sustainable design or constructional principles is encouraged. The design and standard of any development are

encouraged to achieve the highest level of sustainable design, to address climate change and mitigation and climate resilience.

This could include:

- siting and orientation of buildings to optimise passive solar gain and to minimise overheating;
- The provision of solar photovoltaic or solar thermal cells as part of development or by ensuring that roofs are designed to maximise the potential for solar gain if retrofitted at a later date;
- The use of the highest quality, thermally efficient building materials or the use of local, low-embodied energy, recycled and recyclable materials in construction;
- Incorporating greywater, rainwater harvesting and other measures to reduce water consumption below 110 litres per person per day.
- use of efficient heating and cooling systems, or design to reduce dependency on heating and cooling systems;
- superior insulation properties and airtightness;
- natural ventilation and air flow to help avoid over-heating in warmer weather;
- living (green) walls or roofs as part of the design;
- rainwater capture, storage and reuse (grey water) such as connecting rainwater goods to allow water collection;
- flexible internal spaces and storage spaces, to accommodate changing demands;
- sustainable drainage incorporated into landscape design;
- using permeable materials for hard surfaced areas;
- use of traditional hedges for boundary treatments, to create a greener environment;
- use of native species in planting, or other species with high environmental value;
- features to support wildlife, including bee, bat and bird boxes.

6. Travel Infrastructure Policies

6.1 Travel Infrastructure Policy Background

Chapter 15 of the NPPF Promoting sustainable transport: deals with parking, sustainable locations for development, impacts, and sustainable transport, including active travel.

6.2 Travel Infrastructure Planning Rationale

Local Transport Infrastructure

The main road through Dunsfold Village is Dunsfold Common Road, which runs from the B2130 in the north towards Plaistow in the south. The village of Cranleigh is about 4 miles to the north-east, and Godalming about 6 miles north-west.

The only bus service is the number 42, which runs between Cranleigh and Guildford. The nearest railway stations are Witley, about 5 miles; Milford, about 5 miles via a single-track road; and fast trains from Godalming or Farncombe, about 6 and 7 miles respectively. All these stations are on the Portsmouth-Waterloo line. Capacity on the Portsmouth-Waterloo line is limited during the main commuting hours. Car parking at all of these railway stations is seriously constrained.

Dunsfold benefits from an extensive network of footpaths and bridleways, providing opportunities for active travel.

The following policy seeks to ensure that new development supports more sustainable forms of transport and active travel.

Policy INF1: Transport and Active Travel

1. Development likely to generate additional travel should include a balanced transport provision, including options for sustainable travel and active travel, proportionate to the scale and nature of the development and including:
 - a. secure and covered storage for cycles and personal vehicles, as part of parking provision;
 - b. where appropriate, convenient pedestrian links to surrounding paths, services and facilities.
2. Development should take opportunities to enhance and avoid harm to Dunsfold's network of footpaths, in terms of their amenity, accessibility and safety.
3. Parking and servicing areas for commercial and community facility development should be located, designed, and, where necessary, screened to minimise any negative impact on the public realm or the historic and rural character of the Parish.
4. In considering parking requirements for development, the possible loss of garage spaces to living or storage space should be taken into account.

Interpretation

Secure and covered storage space for cycles and personal vehicles could include separate provision or garages of sufficient size to accommodate them.

The policy does not seek to modify Waverley Borough Council's parking standards, but to ensure that they are applied, having regard to the possible loss of garages space.

One option for complying with the policy could be for housing planning permissions to include financial contributions towards public transport.

7. Contacts

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