

Dunsfold Parish Council
Housing Site Allocations Report
V1.7
July 2026



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1. Introduction

1.1 Purpose of this report

This report comprises an analysis of potential housing sites to assess their suitability for allocation in the proposed Dunsfold Neighbourhood Plan.

The report assesses various factors and makes recommendations. The assessment is based on site-selection criteria, which were subject to community engagement in 2025.

The report forms part of the evidence base for the Dunsfold Neighbourhood Plan.

2. Methodology

2.1 Policy and Guidance

Housing site allocations are addressed in Chapter 5 of the National Planning Policy Framework December 2024, together with other Chapters dealing with environment, transport, flood risk and other matters. Planning Practice Guidance contains more detailed advice on housing site allocations.

The Local Plan is:

- Local Plan Part 1: Strategic Policies and Sites, adopted in February 2018.
- Local Plan Part 2: Site Allocations and Development Management Policies, adopted in March 2023.

A new Local Plan is in preparation, and a Scoping Consultation was undertaken in June and July 2026.

General Conformity is no longer one of the Basic Conditions for Neighbourhood Plans. However, the parish Council has worked in liaison with Waverley Borough Council in selecting housing sites.

2.2 How the Sites were Identified

The sites were identified from the Land Availability Assessment 2020, Calls for Sites, the previous draft Neighbourhood Plan and from planning applications and/or appeals.

The sites being considered are:

- DP-NP01 Springfield
- DP-NP02 Alehouse
- DP-NP03 The Orchard
- DP-NP04 Coombebury Cottage
- DP-NP05 Chennels
- DP-NP06 The Old School
- DP-NP07 North Gratton Chase
- DP-NP08 Wetwood Farm
- DP-NP09 Blacknest Common

2.2 Community and Stakeholder Engagement

Community and stakeholder engagement has been undertaken throughout the process of preparing the Neighbourhood Plan, including the previous version of the Plan, including:

- An initial survey of residents was carried out in 2018;
- A housing development survey was undertaken in 2018;
- A Residents' meeting was held to consult on site selection and process in 2019;
- Residents have been kept informed via a Parish magazine, published 10 times per year and distributed to approximately 350 Dunsfold households.
- The Council operated an 'on-demand' email news list with updates sent out to approximately 300 recipients (until Summer 2025).
- Updates are posted on the Council's website and via an independent, lightly moderated Facebook page with around 900 followers.

Community engagement on the new housing site selection criteria was undertaken in 2024. Comments were made in writing and through a drop-in event.

The tone of most responses was supportive, often expressing gratitude for being consulted. Many endorsed the draft criteria.

Comments were also made by Waverly Borough Council, and these were taken into account.

Comments included:

- Criteria should be changed to effectively exclude development of Springfield;
- Comments on density;
- Development of Alehouse Field;
- Criterion should be split to assess landscape designation as separate issue;
- Visual "look" of village should be preserved;
- Sustainability should be a separate criterion;
- Closeness to heritage assets not important;
- Whether within conservation areas is important;
- Walking distance should be defined;
- Should refer to whether a site lies within flood zone 1,2 or 3;
- Does not matter if close to existing settlement;
- Too much development in north of the village;
- New developments should be "out of sight";
- Infrastructure is important - power and water especially.
- Risk of double counting;
- Criteria should relate only to availability of access;
- Access to main road and traffic generation important;
- Coalescence very important issue with Dunsfold Park coming on stream.

- Needs clarification where site is outside of the Common but access through the Common;
- There is no rush to identify new sites;
- Risk of double-counting- criteria should only consider whether landowner is willing for site to be considered;
- Should be starter homes and for older people;
- Affordable homes.

The site selection criteria were amended and finalised, taking account of comments made, and also national policy and guidance.

2.3 Site-selection Criteria

The site selection criteria were based on the following themes:

1. Natural environment and landscape impacts.
2. Heritage assets.
3. Brownfield Sites.
4. Proximity to village services.
5. Proximity to the existing built settlements.
6. Flood risk and surface water.
7. Vehicular access.
8. Coalescence.
9. Impact on community green spaces.
10. Deliverability.

For each of the site selection criteria, a RAG rating is applied (see next section of this report). More detail on the site selection criteria is contained in Appendix 1.

3. The Sites

3.1 Site analysis

The following pages include an analysis of each of the identified sites:

- DP-NP01 Springfield
- DP-NP02 Alehouse
- DP-NP03 The Orchard
- DP-NP04 Coombebury Cottage
- DP-NP05 Chennels
- DP-NP06 The Old School
- DP-NP07 North Gratton Chase
- DP-NP08 Wetwood Farm
- DP-NP09 Blacknest Common

SPRINGFIELD – SITE DP-NP01		
Address	Site to the east of Miller Lane, Alfold Road, Dunsfold.	
Site Area	2.3 hectares	
Description	Greenfield site on the eastern side of the settlement boundary, located between Springfield Rew and Alfold Road. The site itself is located outside the settlement boundary.	
Amount of development	Outline permission was granted at appeal in August 2025 (Waverley planning reference WA/2023/01020, Planning Inspectorate reference APP/R3650/W/25/3362383) for 21 dwellings (market and affordable). Mixed sizes (1-4 bedroom), with 7 affordable homes included in the application. Allotment sites would be provided (10) alongside public amenity space. The developable area could incorporate more houses than the appeal proposal, with an identifiable yield of 40, but a lower density scheme is in keeping with the area.	
Planning Policy	Local Plan (Part 1) 2018: Strategic Policies and Sites - Policies SP1, SP2, ST1, TD1, HA1, RE1, RE3, HE8, ALH1, AHN1, AHN3, CC1, CC4, NE1, NE2. Local Plan (Part 2) 2023: Site Allocations and Development Management Policies – Policies DM1, DM2, DM4, DM5, DM6, DM7, DM9, DM11, DM20, DM25, DM36. Planning permission has been granted.	
SHLAA	Waverley Borough Council identified the site as potentially suitable in their Land Availability Assessment 2020 (site 0788), subject to Dunsfold's emerging Neighbourhood Plan. The site would deliver houses within the years 1-5 of the permission granted.	
Opportunities	This would meet a local need for affordable houses and smaller units for residents who would consider downsizing.	
Constraints	The land is in an Area of Great Landscape Value (AGLV) and together with its environs has been identified as a candidate for inclusion in the Surrey Hills National Landscape (AONB). There are listed buildings (Yonder Lye Grade II) and Dunsfold War Memorial (Grade II) nearby, alongside common land opposite the proposed entrance. There are no ecological/biodiversity designations close by.	
Scoring	1. Natural Environment & Landscape	The site is located within an AGLV & within a proposed extension to the Surrey Hills AONB boundary. There are potential impacts on biodiversity and wildlife, but this could be managed, as shown by the allowed appeal. The development of the site would have a limited impact on the AGLV and proposed SHNL, and visibility from the road would be restricted. AMBER
	2. Heritage Assets	The village War Memorial & Yonder Lye – both Grade II Listed – are nearby (260 metres and 110 metres respectively). Sympathetic development would not harm these assets, and this would be addressed in a suitable Neighbourhood Plan policy. GREEN
	3. Brownfield	The site is currently greenfield, used to graze animals. RED

	4. Proximity	Very close to village services; the shop, pub, cricket club, Winn Hall, etc. All are easily reachable on foot, but there is no designated footpath. There is a bus stop nearby. AMBER
	5. Built settlement	The site is outside the existing settlement boundary, located 50 metres north-west of Dunsfold's settlement boundary at its closest point to the site. It is noted that Miller Lane is already developed (8 houses), which sits further away from the settlement boundary. AMBER
	6. Flood Risk	According to the Environment Agency, flooding from groundwater is deemed 'Unlikely' and from surface water 'Very Low'. GREEN
	7. Vehicle Access	There is an existing access road which would be used to access the site. Visibility spays were viewed as sufficient by Surrey County Council Highways Department on the existing Miller Lane development, and the road could have ample capacity for additional cars as part of the new development. GREEN
	8. Coalescence	Even when developed, a significant gap between the settlement and Dunsfold aerodrome would remain. GREEN
	9. Green spaces	No direct impact on Common. Recently submitted plans for an outline planning permission include allotments for residents. GREEN
	10. Deliverability	Current owners wish to develop the site. GREEN
Assessment Conclusions	Site is suitable	Yes
	Site is available	Yes
	Site is achievable	Yes
Conclusions	The site is suitable for development, available and achievable. Although it scores 'red' on greenfield/brownfield, it has planning permission, so is deemed to be suitable to include as a site allocation in the Neighbourhood Plan.	

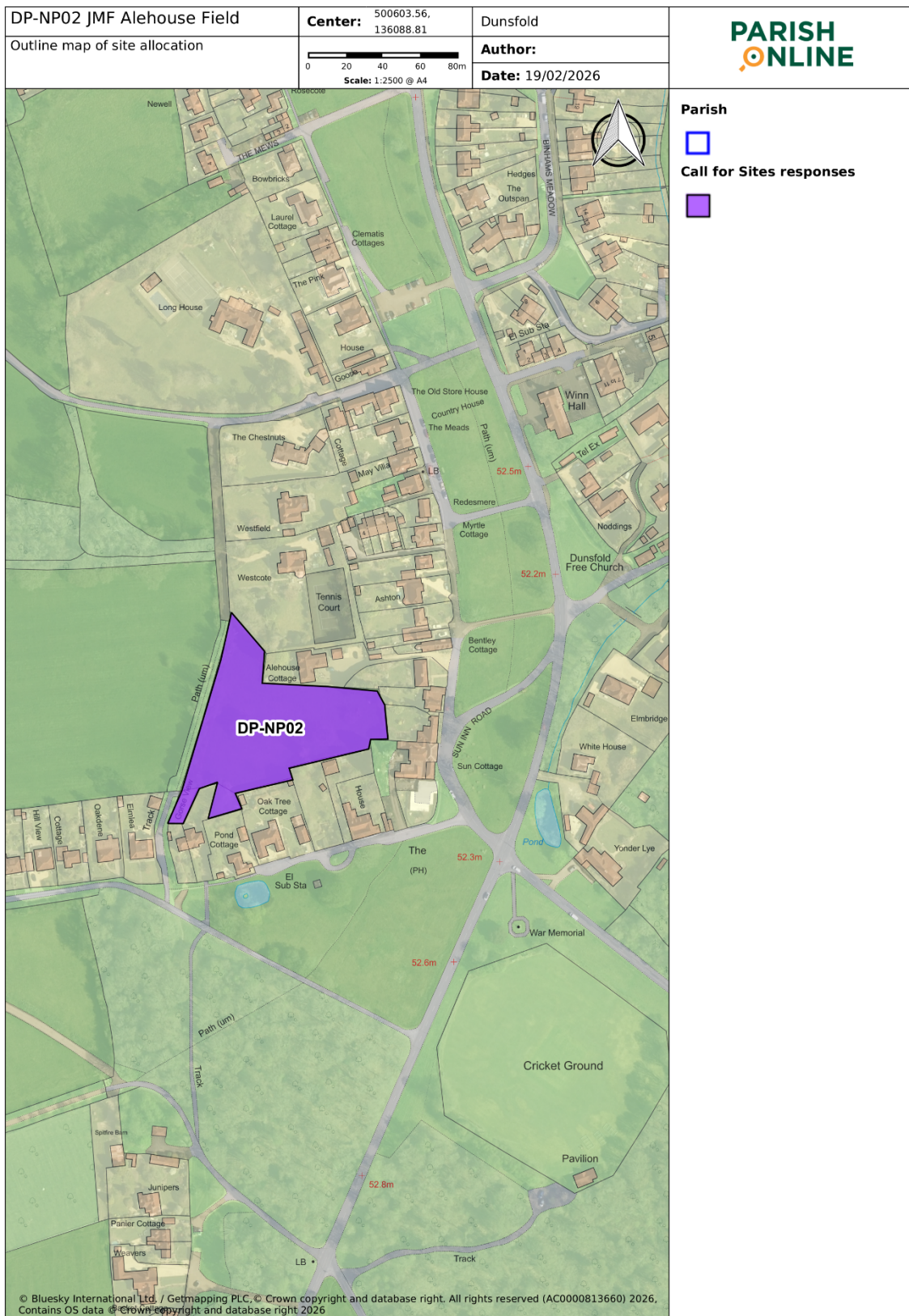




ALEHOUSE FIELD – SITE DP-NP02		
Address	Alehouse Field, The Common, Dunsfold.	
Site Area	0.63 hectares	
Description	Greenfield site located outside and to the west of the settlement boundary. Behind the Sun Inn, with Oak Tree Lane to the south and Sun Inn Road to the east. There are several houses surrounding the site to the south and east, and to the west is a public footpath (FP287). There is a narrow access road from Mill Lane into the site. The site is flat with some mature trees on it.	
Amount of development	11 retirement units, equivalent to 4 dwellings.	
Planning Policy	Local Plan (Part 1) 2018: Strategic Policies and Sites - Policies SP1, SP2, ST1, TD1, HA1, RE1, RE3, HE8, ALH1, AHN1, AHN3, CC1, CC4, NE1, NE2. Local Plan (Part 2) 2023: Site Allocations and Development Management Policies – Policies DM1, DM2, DM4, DM5, DM6, DM7, DM9, DM11, DM20, DM25, DM36.	
SHLAA	Waverley Borough Council identified the site as potentially suitable in their Land Availability Assessment 2020 (site 0658), subject to Dunsfold's emerging Neighbourhood Plan. The site would deliver houses within the years 6-10 of granted permission.	
Opportunities	It would meet a local need for smaller units for residents who would consider downsizing, and older residents who wish to live in purpose-built accommodation (use class C2).	
Constraints	The site is in an area considered as Countryside beyond the Green Belt (CBGB), an Area of Great Landscape Value (AGLV) and a Conservation Area. Together with its environs, it has been identified as a candidate for inclusion in the Surrey Hills National Landscape (SHNL) (formerly AONB). There are several Grade II listed buildings on the boundary of the site, and the site is located 50 metres from a strip of ancient woodland. The site is in close proximity to common land (opposite the proposed entrance).	
Scoring	1. Natural Environment & Landscape	The site is located within the CBGB & AGLV, and proposed Surrey Hills National Landscape (AONB), and is considered Wooded Low Weald. There are potential impacts on biodiversity and wildlife, but this could be carefully managed. The development of the site would have a limited impact on the AGLV and proposed SHNL, and visibility from the road would be restricted. The site sits 50m from a strip of Ancient Woodland to the north-western boundary, but is buffered by a field. It could be developed with limited consequences to both the natural environment and landscape with appropriate mitigations. AMBER
	2. Heritage Assets	There are some Grade II listed buildings on the boundary of the site, including The Sun Inn, Forge Cottage, Pond Cottage, Oak Tree House and Oak Tree Cottage. The site is located within one of Dunsfold's Conservation Areas and surrounded by two-storey houses. Sympathetic development would not harm these assets, and this would be addressed in a suitable Neighbourhood Plan policy. AMBER

	3. Brownfield	The site is currently greenfield. RED
	4. Proximity	Adjacent to the village pub, and very close to the village shop, cricket club, Winn Hall, all within a 300 metre walk and considered easily reachable on foot, along the Common, which is frequented by residents. There is also a bus stop nearby which serves Guildford, Godalming and Cranleigh. GREEN
	5. Built settlement	The site is immediately next to the existing settlement boundary and is located within a Conservation Area. Development of the site would be a natural addition to the village settlement boundary. GREEN
	6. Flood Risk	According to the Environment Agency, flooding from groundwater is deemed "Unlikely" and from surface water "Very Low". GREEN
	7. Vehicle Access	There is an existing access road which would be used to access the site. Visibility spays could be implemented to ensure traffic safety, subject to the land being available; the existing access road could have ample capacity to service a low-density development. AMBER
	8. Coalescence	Even when developed, a significant gap between settlement and Dunsfold aerodrome. No coalescence issues. GREEN
	9. Green spaces	No direct impact on Common. GREEN
	10. Deliverability	Current owners wish to develop the site. GREEN
Assessment Conclusions	Site is suitable	Yes
	Site is available	Yes
	Site is achievable	Yes
Conclusions	The site is suitable for development, available and achievable, subject to access improvements. However, it is greenfield in nature. It may be suitable to include as a site allocation in the site in the Neighbourhood Plan, but more information on access is required.	





THE ORCHARD – SITE DP-NP03		
Address	The Orchard, Chiddingfold Road, Dunsfold.	
Site Area	0.31 hectares	
Description	Part greenfield, part industrial site outside the south-western side of the parish, 800 metres from the settlement boundary. Located on a site with several office and light industrial units (redundant chicken sheds). There is a cluster of houses opposite the site entrance, to the north of the site, and to the east is a public footpath (FP286) which provides access to the centre of the village and services. There is an access road from Chiddingfold Road into the site through a small strip of Ancient and Semi-Natural Woodland (10 metres to the north of the proposed site). The site is flat with some mature trees on it and is located 130 metres from an ancient and semi-natural woodland located to the south and east. The site slopes in a south-easterly direction.	
Amount of development	2 dwellings (based on planning permission and site constraints)	
Planning Policy	-Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3, RE1, RE3, CC1, CC2 -Waverley Borough Local Plan (Part 2) (adopted March 2023): DM1, DM2, DM4, DM5, DM9, DM11, DM15 The site has planning permission.	
SHLAA	Waverley Borough Council has not identified the site in their Land Availability Assessment 2020. Permission has been granted for 2 houses in 2022 (planning reference WA/2022/00606). One permission has since been granted under planning reference WA/2023/00983, which has now been built.	
Opportunities	The site has limited capacity, and development is underway.	
Constraints	The site is in an area considered as Countryside beyond the Green Belt (CBGB), an Area of Great Landscape Value (AGLV), and the proposed Area of Outstanding Natural Beauty (AONB). There are several mature trees and wooded areas surrounding the site, and it is located 130 metres from a Copse of ancient and semi-natural woodland.	
Scoring	1. Natural Environment & Landscape	The site is located within an AGLV and CBGB and proposed AONB and is considered Wooded Low Weald. There are potential impacts on biodiversity and wildlife, but this could be carefully managed. The development of the site would have a limited impact on the AGLV and proposed AONB, as it would not be visible from the road. The site sits 130m from a Copse of Ancient and Semi-Natural Woodland to the southern and western boundary, but is buffered by a field; the existing access road cuts through Ancient and Semi-natural Woodland to the north of the site (10 m away from the site boundary), but would not need to be touched as the existing access road is considered ample. It could be developed with limited consequences to the natural environment and landscape with appropriate mitigations. AMBER
	2. Heritage Assets	There are no heritage assets in the vicinity of the site. GREEN
	3. Brownfield	The site is currently a combination of greenfield and a light industrial unit. AMBER.

	4. Proximity	Located outside the settlement boundary (800 metres away as the crow flies), but next to a cluster of employment uses. Not considered close to the village shop, pub, cricket club, or Winn Hall. However, public footpath FP286 connects the site over a public right of way into the village centre/shop, and a walk should take around 20 minutes at a distance of 1.8km. AMBER.
The site is in a light industrial area with several dwellings opposite the site entrance in clusters. Development in this location would be an increase in buildings on the site, but not isolated from other dwellings or employment uses. AMBER.		
According to the Environment Agency, flooding from groundwater is deemed 'Unlikely' and from surface water 'Very Low'. GREEN		
There is an existing access road that would be used to access the site, and it has ample capacity to serve a low-density development. GREEN.		
Even when developed, a significant gap between settlement and Dunsfold aerodrome. No coalescence issues. GREEN		
No direct impact on Common. The ancient woodland at the site entrance would not be affected as the entrance already exists. GREEN.		
Current owners wish to develop the site – permission has been granted for 2 units (WA/2022/00606 and one WA/2023/00983). Construction is about to start, so development is expected within 1 year. GREEN		
Site is suitable		Yes
Site is available		Yes
Site is achievable		Yes
The site is suitable for development, available and achievable. The amber scores can be mitigated. It is deemed to be suitable to include the site for allocation in the Neighbourhood Plan.		





COOMBEBURY COTTAGE – SITE DP-NP04		
Address	Coombebury Cottage, Dunsfold Common Road, Dunsfold.	
Site Area	3.4 hectares	
Description	The application is located on the northeastern side of the village, and south-east of Dunsfold Common Road, outside the settlement boundary. The site is bordered to the west/northwest by a strip of common land which lies between the site and Dunsfold Common Road. The site comprises a roughly rectangular open field that is split into four with a large dwelling (Coombebury Cottage) in the north-western corner of the site. Stables, sheds, and a garage are located adjacent to the boundary in the north-western corner of the site, and a sand school for exercising horses is present to the immediate south of the dwelling. The site is otherwise bordered by open fields and wooded areas. Footpath No. FP281 runs along the northern boundary of the site.	
Amount of development	Outline permission was granted at appeal in May 2024 (Waverley planning reference WA/2022/03032, Planning Inspectorate reference APP/R3650/W/23/3332590) for 53 houses. A subsequent High Court challenge was unsuccessful.	
Planning Policy	Local Plan (Part 1) 2018: Strategic Policies and Sites - Policies SP1, SP2, ST1, TD1, HA1, RE1, RE3, ALH1, AHN1, AHN3, CC1, CC4, NE1, NE2. Local Plan (Part 2) 2023: Site Allocations and Development Management Policies – Policies DM1, DM2, DM4, DM5, DM6, DM7, DM9, DM11, DM20, DM25, DM36. The site has planning permission.	
SHLAA	Waverley Borough Council has not identified the site in their Land Availability Assessment 2020 (site 638 is incorrectly noted as Land at Coombebury Cottage, when it is actually North Gratton Chase (also rejected in the SHLAA)).	
Opportunities	This would meet a local need for affordable houses and family homes, with the majority of the houses being 3 bedrooms.	
Constraints	The site is in an area considered as Countryside beyond the Green Belt (CBGB), an Area of Great Landscape Value (AGLV) and together with its environs has been identified as a candidate for inclusion in the Surrey Hills National Landscape (AONB). There are several mature trees and wooded areas surrounding the site, and it is located 110 metres from Chennels Copse, which is designated as ancient and semi-natural woodland. Grade II Listed 1 & 2 Burdocks Cottage (List Description number 1352774) is located 30 metres from the site boundary. The site can only be accessed over Common Land access which is also designated as Historical Landscape.	
Scoring	1. Natural Environment & Landscape	The site is located within an AGLV & with its environs has been identified as a candidate for inclusion in the Surrey Hills National Landscape (AONB). A recent appeal scheme concludes that the proposed development will have a harmful effect on the character and appearance of the

		area, which is an AGLV, but not the existing or extended SHNL. RED
	2. Heritage Assets	The nearest heritage assets are approximately 30.0m from the site. Sympathetic development would not harm these assets, and this could be addressed in a suitable Neighbourhood Plan policy. GREEN
	3. Brownfield	The site is mainly greenfield. RED
	4. Proximity	The site is around half a mile from the village. AMBER
	5. Built settlement	The site is outside of, but close to, the existing settlement boundary. AMBER
	6. Flood Risk	According to the Environment Agency, flooding from groundwater is deemed 'unlikely' and from surface water 'very low'. GREEN
	7. Vehicle Access	There is an existing access road which would be used to access the site. GREEN
	8. Coalescence	There are no issues around coalescence. GREEN
	9. Green spaces	The site would require access across the Common. AMBER
	10. Deliverability	Current owners wish to develop the site. GREEN
Assessment Conclusions	Site is suitable	The site already has planning permission on appeal for 53 houses.
	Site is available	Yes
	Site is achievable	Yes
Conclusions	The site is suitable for development, available and achievable. It should be recognised by the Neighbourhood Plan, contributing to achieving the housing target.	





CHENNELS FIELD – SITE DP-NP05		
Address	Chennels Field, Dunsfold Common Road, Dunsfold.	
Site Area	0.68 hectares	
Description	The application site is located to the south-east of Dunsfold Common Road, on the north-eastern edge of the village, outside the settlement boundary. This part of the village is separated from the larger part of the village to the south by areas of open common land, fields and wooded areas. To the south-west of the site lies 1 & 2 Burdocks, 17th-century residential dwellings, and to the north-east lies Chennels and Chennels Cottage, which make up a 17th-century timber-framed house, which has also been subdivided. The site is located over a strip of Common Land and backs onto the recently approved Coombebury Cottage site to the south and open fields to the east.	
Amount of development	Permission was granted at appeal in December 2022 (Waverley planning reference WA/2021/03081), Planning Inspectorate reference APP/R3650/W/22/3300262) for 5 Custom and Self-Build dwellings (CSBH). This was because (at the time of determination) the Council was not meeting its statutory duty with respect to the delivery of CSBH. The permission has now lapsed.	
Planning Policy	Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018): SP1, SP2, RE1, RE3, HA1, ALH1, NE1, NE2, AHN3, LRC1, TD1, ST1, CC1, CC2 Waverley Borough Local Plan Part 2 (retained policies February 2018): DM1, DM2, DM4, DM5, DM9, DM11, DM14.	
SHLAA	Waverley Borough Council has identified the site in their Land Availability Assessment 2020 (site 0015 – Land at Dunsfold Common Road). It was rejected in the SHLAA.	
Opportunities	This would meet a local need for family homes.	
Constraints	The site is in an area considered as Countryside beyond the Green Belt (CBGB), an Area of Great Landscape Value (AGLV) and together with its environs has been identified as a candidate for inclusion in the Surrey Hills National Landscape (AONB). There are several mature trees and wooded areas surrounding the site, and it is located 280 metres from Chennels Copse, which is designated as ancient and semi-natural woodland. Grade II Listed 1 and 2 Burdocks Cottage (List Description number 1352774) is located 30 metres from the site boundary. Grade II Chennels Cottage (List Description number 1190013) is also located 30 metres from the site boundary.	
	Planning permission has been granted previously for 5 self-build houses. The developer may require a new planning consent if they have abandoned the 'self-build' approach.	
Scoring	1. Natural Environment & Landscape	The site is in an area considered as Countryside beyond the Green Belt (CBGB), an Area of Great Landscape Value (AGLV) and together with its environs has been identified as a candidate for inclusion in the Surrey Hills National Landscape (SHNL) (formerly AONB). There are potential impacts on biodiversity and wildlife,

	but this could be managed as shown by the allowed appeal. The appeal concluded that the proposed development would result in some, albeit moderate, harm to the AGLV and the wider countryside. This would harm the character and appearance of the surrounding area by reducing the open and rural character of the site. RED
2. Heritage Assets	Appeal decision APP/R3650/W/22/3300262 concluded that development on this site would lead to 'less than substantial' harm to the setting of Grade II Chennels Cottage. A suitable Neighbourhood Plan Policy could ensure such harm is weighed against the public benefits of a proposal. AMBER
3. Brownfield	The site is currently greenfield. RED
4. Proximity	The site is around half a mile from the village. AMBER
5. Built settlement	The site is outside of, but close to, the existing settlement boundary. AMBER
6. Flood Risk	According to the Environment Agency, the site is outside of a groundwater flood alert area and is at very low risk of both river and surface water flooding. GREEN
7. Vehicle Access	An appeal was refused in May 2025 regarding the use of and upgrade of an existing access in connection with the approved development reference WA/2021/03081 (Application reference WA/2024/00147, appeal reference APP/R3650/W/24/3352136. Access was granted to the site as part of the appeal scheme APP/R3650/W/22/3300262. GREEN At April 2026, the issue of access to this site is probably unresolved at this stage.
8. Coalescence	There are no issues around coalescence. GREEN
9. Green spaces	The site would require access across the Common. AMBER
10. Deliverability	It is understood that the developer for the appeal scheme has abandoned the "self-build" approach, raising questions around deliverability. The permission has now lapsed.

Assessment Conclusions	Site is suitable	The site was granted planning permission on appeal for 5 CSB dwellings. However, its suitability for open market housing was not tested, and the planning permission has now lapsed. The proposed scheme would cross common land.
	Site is available	Yes
	Site is achievable	Yes, but access would cross common land, and the self-build approach may not be viable.
Conclusions	The site is available but may not be achievable. It could be suitable to include in the Neighbourhood Plan for CSBH, subject to appropriate policies to safeguard heritage, but it is greenfield and would result in some harm to the AGLV and the wider countryside. It is not recommended for allocation, given these factors.	



