

THE OLD SCHOOL SITE – SITE DP-NP06		
Address	St. Nicholas at Dunsfold Church of England School, Dunsfold Common Road, Dunsfold.	
Site Area	0.68 hectares	
Description	The site is located on the eastern side of the village, east of Dunsfold Common Road and in the central belt of Dunsfold. The site is partially within the settlement boundary, behind the former Church of England School (listed Grade II and now closed). The remainder of the site abuts the settlement boundary to the south-west of the site. The site is bordered to the west/northwest by a strip of common land which lies between the site and Dunsfold Common Road. The School Pond is located nearby. The site comprises a roughly rectangular area bordered by open fields and wooded areas. The former playing field to the rear of the site is separate and is owned by Surrey County Council.	
Amount of development	6 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 has identified the site in their Land Availability Assessment 2020 (site 0427 – Dunsfold Fire Station). It was marked unavailable in the SHLAA.	
Opportunities	This would meet a local need for family homes and bring the site back into use. There are no affordable housing provisions.	
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). It is also located within the central Dunsfold Conservation Area. There are several mature trees and wooded areas surrounding the site, and it is located 220 metres from Chennels Copse, which is designated ancient and semi-natural woodland. The Grade II Listed school building (List Description number 1392105) is located within the site boundary. The site can only be accessed over Common Land, which is also designated as a Historical Landscape. There are issues around site ownership (currently the Diocese of Guildford) because the site is covered by an educational covenant. A Section 533 Notice would be required with the consent of the village to use the site for non-educational purposes, and the process is likely to be lengthy and possibly unsuccessful if opposed.	
Scoring	1. Natural Environment & Landscape	The site is located within an AGLV and together with its environs has been identified as a candidate for inclusion in the Surrey Hills National Landscape (AONB). However, it is partially within the built settlement so the impact would be very low. AMBER
	2. Heritage Assets	The site includes listed buildings, one of which is currently vacant. Sympathetic development could include bringing the vacant building back into use. AMBER

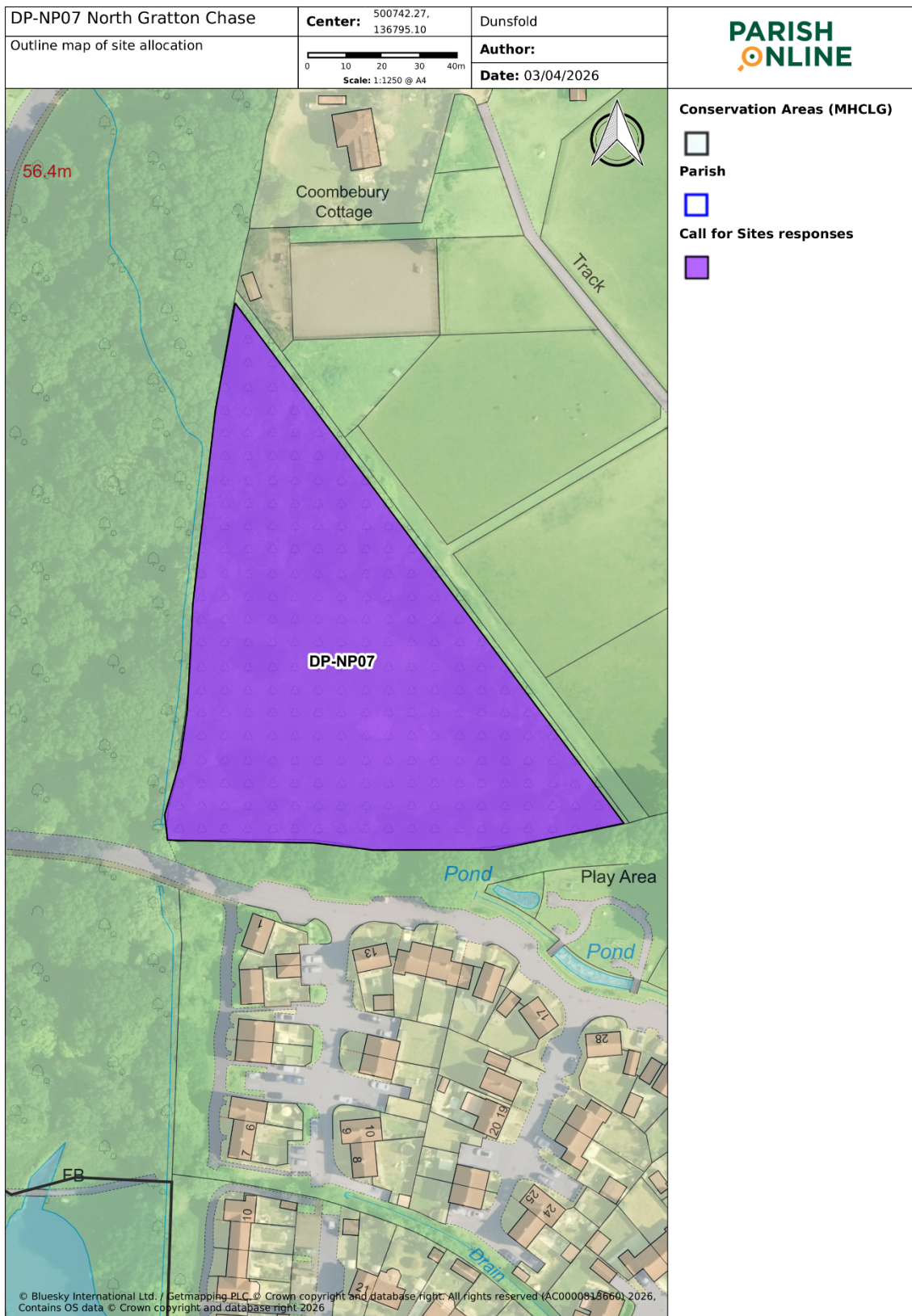
	3. Brownfield	The site comprises school grounds. AMBER
	4. Proximity	The site is around half a mile from the village. AMBER
	5. Built settlement	The site is partially within the existing settlement boundary. AMBER
	6. Flood Risk	According to the Environment Agency, the site is outside of a groundwater flood alert area and is at very low risk of river flooding. However, it is prone to surface water flooding. There is a culvert under the site. Due to the scale of the EA 'Risk of flooding from surface water (RoFSW)' map, it is impossible to understand the extent of surface water flood risk. However, it appears that parts of the site have a low chance of surface water flooding and in some case may have a high chance. No. 12 Nugent close immediately borders the site and is identified as having a high surface water flood risk. AMBER/RED
	7. Vehicle Access	Access would need to be made across the common. AMBER
	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
		No, due to the presence of listed buildings. However, the Neighbourhood Plan should support development within the settlement boundary, which brings the vacant listed building back into use. Rather than a site allocation, a specific policy could be included on bringing the heritage assets back into use.
	Site is available	Uncertain
	Site is achievable	Uncertain
Conclusion	The site is not suitable for a site allocation, but development could be supported by settlement and heritage policies.	



NORTH GRATTON CHASE – SITE DP-NP07	
Address	North Gratton Chase, Dunsfold Common Road, Dunsfold.
Site Area	0.99 hectares
Description	The site is located on the eastern side of Dunsfold Common Road and is located outside Dunsfold's settlement boundary. It comprises a triangular parcel of land which features trees and grassland. Possible access to the site is via an existing access off Dunsfold Common Road serving the residential development in Gratton Chase, which is located to the south of the application site. There are residential properties to the north and south of the site, and to the west beyond the common land areas. Land to the east of the site comprises open fields, which are paddock/equestrian areas associated with Coombebury Cottage to the north.
Amount of development	18 dwellings.
Planning Policy	Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ALH1, ST1, AHN1, AHN3, LRC1, RE1, RE3, TD1, NE1, NE2, CC1, CC2, CC4 Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, D6, D7, D8, C7
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 North Gratton Chase). It was rejected in the SHLAA. Permission was sought for 18 dwellings (including 8 affordable) under planning reference WA/2021/0413 and refused; and refused at Appeal under Planning Inspectorate reference APP/R360/W/22/3293777 on 4 th January 2023. The Inspector stressed in his reasons, inter alia, the importance of this site as a 'vestigial gap/link' between the north and south of the village. Permission was sought for 9 dwellings under planning reference WA/2025/02239 and was refused on 13 th February 2026. The reasons given were that the proposal conflicted with Policies AHN1, NE1, RE1, RE3 and TD1 of the Waverley Local Plan (Part 1) 2018, Policies DM1 and DM4 of the Waverley Local Plan Part 2 (2023) and the National Planning Policy Framework (December 2024), and in particular that the proposal would result in material harm to the landscape, harmful urbanisation and potential significant harm to protected species or habitats; and failed to make appropriate provision for affordable housing.
Opportunities	It would meet a local need for affordable houses and family homes located centrally within Dunsfold.
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). To the west is a Site of Nature Conservation Importance (SNCI). There are several mature trees and hedging areas surrounding the site, and it is located 180 metres from Chennels Copse, which is designated as ancient and semi-natural woodland. The Grade II Listed 1 and 2 Burdocks Cottage (List Description number 1352774) and Spindleberry Cottage (List Description number 1044353) are both located 110 metres from the site boundary to the north east and south-south west, respectively. The site

	can only be accessed over Common Land, which is also designated as a Historical Landscape.	
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, and the site includes grassland and mature trees. RED
	2. Heritage Assets	Grade II Listed 1 and 2 Burdocks Cottage (List Description number 1352774) and Spindleberry Cottage (List Description number 1044353) are 110 metres from the site boundary. GREEN
	3. Brownfield	The site is 100% greenfield. RED
	4. Proximity	The site is approximately a 10-minute walk from the village. AMBER
	5. Built settlement	The site is outside of 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. AMBER
	8. Coalescence	There are no issues around coalescence. GREEN
	9. Green spaces	There would be no impact. GREEN
	10. Deliverability	A proposal to develop the site was dismissed on appeal. RED
Assessment Conclusions	Site is suitable	No
	Site is available	Yes
	Site is achievable	No
Conclusion	The site is not suitable or achievable for development and is not recommended for allocation.	





WETWOOD FARM – SITE DP-NP08	
Address	Wetwood Farm, Chiddingfold Road, Dunsfold.
Site Area	2.19 hectares
Description	The Site is located on the northern side of Chiddingfold Road to the south-west of the parish. The site is located outside Dunsfold's settlement boundary. The site was historically occupied by 4 large agricultural buildings and smaller detached outbuildings, which were originally constructed in approximately 1962 and have been used as a poultry facility for the rearing of chickens. The area is largely flat, with a large Copse of woodland on the approach to the site from Chiddingfold Road. There is an area designated as ancient and semi-natural woodland around the north, east and south of the site. The whole site is also situated within an Area of Great Landscape Value and within the proposed Area of Outstanding Natural Beauty boundary review.
Amount of development	12 dwellings.
Planning Policy	Waverley Borough Council Local Plan (Part 1): Strategic Policies and Sites (adopted February 2018): RE1, RE3, TD1, NE1, NE2, SP1, SP2, AHN1, AHN3, ALH1, ST1, CC1, CC2, CC4, HA1. Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (adopted March 2023): DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM8, DM9, DM11, DM15, DM25, DM28, DM34, DM36. The site has planning permission and is being developed.
SHLAA	Waverley Borough Council has not identified the site in their Land Availability Assessment 2020. Permission was granted for 12 dwellings under planning reference WA/2022/02373 in February 2024.
Opportunities	This would meet a local need for mainly 3-bedroom family houses, with one affordable unit.
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 (SHNL) (formerly AONB). To the west is a Site of Nature Conservation Importance (SNCI). There are several mature trees and hedges surrounding the site, which is designated as ancient and semi-natural woodland. The site can only be accessed through a Copse of Ancient and semi-natural woodland to the south of the site.
Scoring	The Parish Council has not scored this site, given that planning permission for 12 dwellings is in place and the development is underway. This will contribute to the housing target set out in Waverley Borough Council's Local Plan Part 1, Strategic Policies and Sites, which stipulates Dunsfold's target.

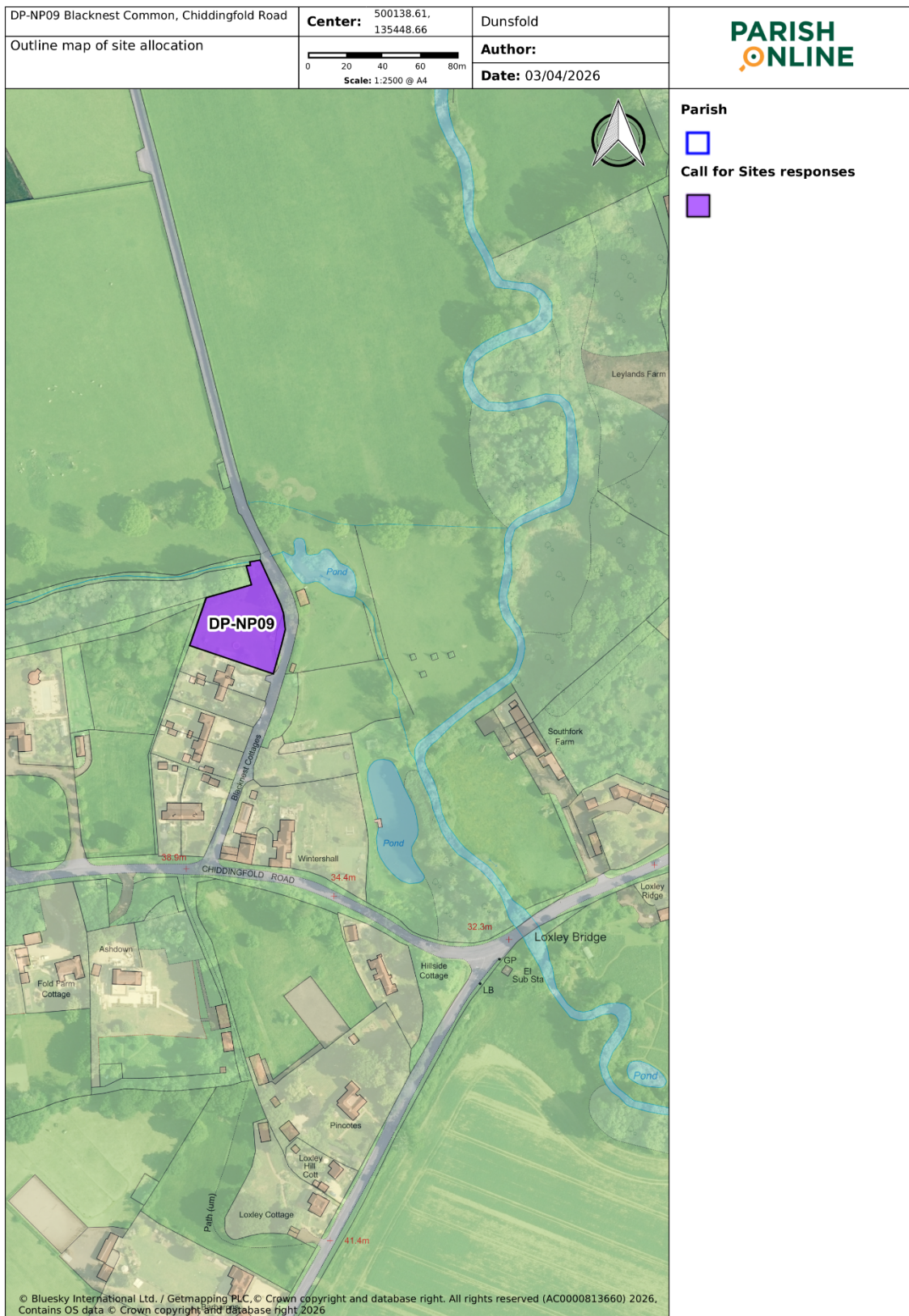
Assessment Conclusions	Site is suitable	Yes, noting the appeal decision.
	Site is available	Yes
	Site is achievable	Yes
Conclusions	The site is suitable, available and achievable for development. It should be recognised in the Neighbourhood Plan, contributing to achieving the housing target.	



LAND ADJACENT TO 6, BLACKNEST COTTAGES – SITE DP-NP09		
Address	Blacknest Common, Chiddingfold Road, Dunsfold.	
Site Area	0.19 hectares	
Description	The site is an undeveloped parcel of land located adjacent to 6 Blacknest Cottages on the western side of Chiddingfold Road, outside Dunsfold's settlement boundary. It is situated in a predominantly rural area characterised by sporadic low-density residential development and agricultural fields. The immediate vicinity includes Blacknest Cottages, a series of semi-detached and detached dwellings, set back from the road with generous gardens. The site itself is bordered by mature hedgerows and trees, contributing to its rural character. It lies outside any defined settlement boundary and within a 500m buffer zone of Ancient Woodland. The topography is relatively flat, and there are no existing buildings on the site. The north-eastern corner of the site, whilst a small part, is the only part in Flood Zones 2 and 3. The remainder of the site is in Flood Zone 1. FP286 runs directly past the site and is a direct access route on foot to the village centre.	
Amount of development	2 dwellings.	
Planning Policy	Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3, RE1, RE3. Waverley Borough Local Plan (Part 2) 2023: DM1, DM2, DM4, DM5, DM9, DM11, DM15.	
SHLAA	Waverley Borough Council has not identified the site in their Land Availability Assessment 2020. Permission was sought for a pair of 3-bedroom semi-detached dwellings under planning reference WA/2024/01992 and was refused; and refused at Appeal under Planning Inspectorate reference APP/R3650/W/25/3366530 on 24th October 2025. The Inspector stressed in his reasons, inter alia, that the appeal site would not be a suitable location for the proposed development in respect of its access to services and facilities and would risk harm to an ancient woodland.	
Opportunities	This would meet a local need for smaller family houses close to the village.	
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). Wintershall, a Grade II listed (List Description number 1044386), is located approximately 100 metres from the site. The site directly abuts a Copse, which is designated as ancient and semi-natural woodland. The site is accessed by a track, which also serves as a public right-of-way. The site is located within flood zone 3.	
Scoring	1. Natural Environment	The site is located within an AGLV & together with its environs has been identified as a candidate for inclusion in the Surrey Hills National Landscape (AONB).

		The development of the site would have a limited impact on the AGLV, and it would not be visible from the road. Development could risk harm to an ancient woodland. There are potential impacts on wildlife due to the removal of hedging, but this could be mitigated. AMBER
	2. Heritage Assets	The site is located approximately 100 metres from Wintershall, a Grade II listed property. However, the house is shielded from the site by existing dense foliage, so it is not considered to be impacted by proposed development on the site GREEN
	3. Brownfield	The site is currently a garden, so development would be infill AMBER
	4. Proximity	Village services can be accessed via Bridleway 286, a 15 min walk. There is no footpath on the main road, Chiddingfold Rd RED
	5. Built settlement	The site is outside the existing settlement boundary. The appeal was dismissed, inter alia, because it would not be a suitable location for the proposed development in respect of its access to services and facilities. RED
	6. Flood Risk	The northern point of the site is within Flood Zones 2 & 3; the site is elevated, so risk is considered to be low, but a sequential and impact test would be necessary. AMBER
	7. Vehicle Access	The site is accessible via the existing track serving Blacknest Cottages AMBER
	8. Coalescence	Even when developed, a significant gap between settlement and Dunsfold aerodrome. GREEN
	9. Green spaces	No direct impact on the Common land GREEN
	10. Deliverability	Current owners wish to develop the site. GREEN
Scoring	There is a current appeal on the site, ref APP/R3650/W/25/3366530, against refusal for the erection of two dwellings under WA/2024/01992.	
Assessment Conclusions	Site is suitable	No
	Site is available	Yes
	Site is achievable	No

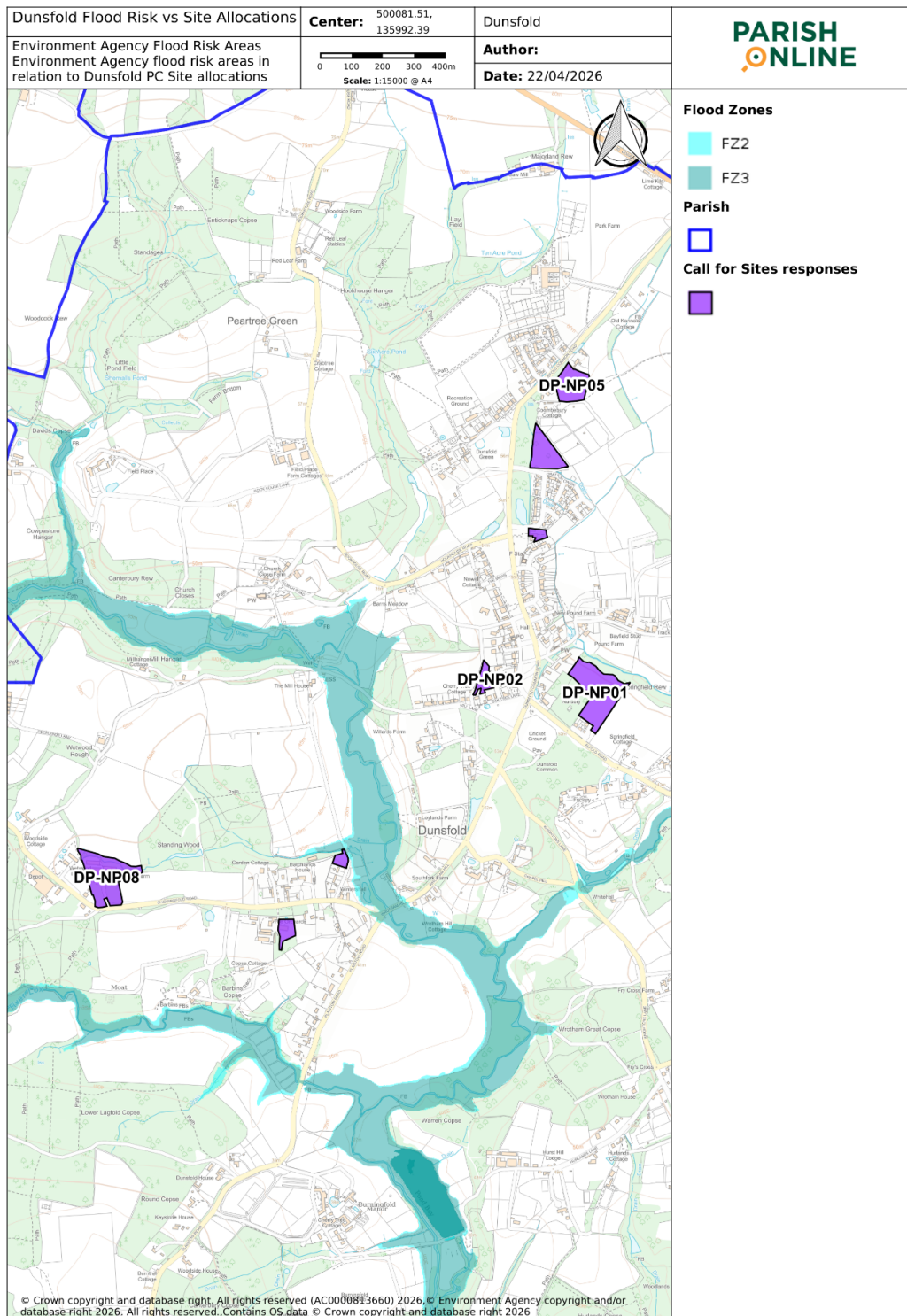
Conclusion	Given the scoring and appeal outcome, the site is not suitable or achievable for development. It is not recommended for inclusion in the Neighbourhood Plan.
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4. Flood Risk

4.1 Flood Risk Map

The following map shows the Environment Agency Flood Risk Areas, in relation to the sites.



5. Conclusions

5.1 Site Suitable for Allocation

Based on the analysis, the following sites are recommended for allocation in the proposed Dunsfold Neighbourhood Plan:

- DP-NP01 Springfield
- DP-NP02 Alehouse Field
- DP-NP03 The Orchard

5.2 Sites with Planning Permission

The following sites have planning permission, so may be recognised as such in the Neighbourhood Plan, and be taken into account in terms of meeting housing targets:

- DP-NP01 Springfield (on appeal)
- DP-NP03 The Orchard
- DP-NP05 Chennels (lapsed, but subject to new planning application)
- DP-NP08 Wetwood Farm (nearing completion July 2026)
- DP-NP04 Coombebury Cottage

5.3 Other Sites

Based on the analysis, the following sites are not recommended for allocation:

- DP-NP06 The Old School
- DP-NP07 North Gratton Chase
- DP-NP09 Blacknest Common

Appendix 1

Sustainable Housing - Site Assessment Criteria

Criteria	Assessment
1. Natural environment and landscape impacts	Consideration of adverse impacts on landscape character, ecology, wildlife and biodiversity, especially nationally or locally designated landscapes, such as SSSI, SNCI or TPOs. The proposed AONB extension should also be considered. Red: Site includes designated landscape. Amber: Site outside of designated landscape, but could have adverse impact. Green: Little or no landscape sensitivity.
2. Heritage assets	Potential for positive or adverse impacts on conservation areas and listed buildings and their settings. This is about the impact in principle, as consideration is being made of sites rather than actual schemes. Red: The undeveloped site is part of the character or setting, so any development would be harmful. Amber: Limited development could be accepted. Green: Development has no impact or provides an opportunity to protect or enhance the character or appearance of conservation areas or the setting of listed buildings.
3. Brownfield Sites	Preference for development of brownfield sites. Red: Greenfield site. Amber: Part brownfield/greenfield; mitigation possible. Green: Brownfield site.
4. Proximity to village services	Distance to village services (shop, pub, Winn Hall, KGV, cricket club, church, fire station). Red: remote from village services, so that car-based travel is always required.

	Amber: walkable distance from facilities. Green: in the village centre with other facilities.
5. Proximity to the existing built settlements	Sites within or adjacent to existing settlements, so it does not involve isolated incursions into the rural area. Red: remote from existing settlements. Amber: close or adjacent to existing settlement. Green: Within existing built settlements.
6. Flood risk and surface water	Consideration of flood risk by reference to relevant flood zones and EA flood risk maps or existing surface water drainage issues. Red: Evidence of occasional flooding or adverse impacts from surface water. Amber: Flooding and surface water issues could be overcome. Green: No flood risk or surface water runoff issues.
7. Vehicular access	Safe vehicular and pedestrian highway and site access. Red: Satisfactory safe vehicular and pedestrian access not possible or viable or would involve access across the Common or other adverse environmental impact. Amber: No existing safe vehicular and pedestrian access, but clear potential to create new safe vehicular and pedestrian access. Green: Existing satisfactory safe access.
8. Coalescence (with planned Dunsfold Park development)	Ensuring that settlements maintain their separation, identity and landscape setting. Red: Development would result in the coalescence between the two settlements. Amber: Development that would reduce the amount of undeveloped land between the two settlements. Green: No coalescence issues.

9. Impacts on community green spaces	Consideration of impacts or loss of community green spaces, including the common. Red: Development of the Common or other green community spaces. Amber: Outside of the common or other community green spaces, but potential impact on their setting, amenity or accessibility. Green: No impacts.
10. Deliverability	Availability for development. Viability. Red: site owner does not intend to develop or sell the site. Amber: Could be available, but constraints to overcome or questions over viability. Green: Site viable and owner intends to develop the site, or sell for development.

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

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