

## **DUNSFOLD NEIGHBOURHOOD PLAN**

### **Site Selection Policies**

The criteria for assessing sites for future housing and business development in Dunsfold are set out below. (Development criteria, covering what it is proposed to build on the site, covering both housing or business premises, will be dealt with in a separate document.)

Sites will be considered acceptable providing these criteria are met in addition to meeting the requirements of national policy and local policies, including the Dunsfold Design Statement, and reflecting recent local planning decisions and appeals. The Appendix sets out key policies from the NPPF, WBC's Local Plan Part 1 and draft Local Plan Part 2 together with various background notes.

#### **DNP Site Selection Policy: Overarching aim**

Development must preserve the intrinsic beauty and rural character of Dunsfold in the Area of Great Landscape Value (AGLV) **recognising the outstanding decision to extend the AONB Surrey Hills area to Dunsfold** and have no significant adverse visual or landscape impact, including protecting views from the adjacent Area of Outstanding Natural Beauty.

#### **DNP Policy: S1. Scale**

S1.1 The scale of the site is appropriate to its rural setting, recognises the local housing needs and does not, in itself, lead to increased urban feel and an adverse impact upon the Parish and serving infrastructure.

S1.2 Small sites are preferred.

S1.3 Sites that are above the threshold for affordable housing should not be preferred over smaller sites that are in keeping with the rural feel, just because larger sites provide affordable housing.

S1.4 Sites for self-build should be sought and encouraged to meet a target of up to five dwellings within the Parish.

#### **DNP Policy: S2. Land Use**

S2.1. Sites should make effective use of land: they should minimise the use of greenfield and make best use of infill and proven redundant previously developed land (PDL or "brownfield").

S2.2 Development of the site must benefit, and not be to the detriment or risk the loss of employment space supporting local businesses and offering local employment.

S2.3. Agricultural, equestrian and land based activities which help to shape and maintain the landscape and provide opportunity for leisure use should be retained. Claims for change of use should be fully justified and tested against the market need for existing use.

S2.4 The density of dwellings on sites in or adjacent to the settlement area should not exceed that found in the settlement area i.e. 15 per hectare. Outside the settlement the density should be in keeping with its surroundings and any brownfield and not exceed 8 per hectare for detached and 12 for mixed housing.

### **DNP Policy: S3 Location and Coalescence**

S3.1 Sites should not be isolated and be near existing dwellings but without significant loss of neighbouring amenity, loss of hedgerows or trees.

S3.2 Development within the settlement should create a linear form and should protect the balance of housing throughout the village whilst complementing the conservation areas and the Common.

S3.3 The impact of the development of the site individually, or cumulatively, must not result in the further coalescence of Dunsfold village with Dunsfold Park.

### **DNP Policy: S4. Natural Environment**

S4.1 Biodiversity assets, especially Sites of Special Scientific Interest (SSSIs) and Sites of Nature Conservation Interest (SCNIs), are protected, conserved and enhanced.

S4.2 Existing natural features, including woodland (in particular ancient and protected woodland), significant trees, hedgerows (especially "important countryside hedgerows") and watercourses of landscape and visual importance are retained.

S4.3 Public views from Dunsfold and from the adjacent AONB are protected or enhanced.

S4.4 Development of the site must not adversely impact on water quality.

### **DNP Policy: S5 Flooding**

S5.1 Sites should be located outside of areas of flood risk.

S5.2 Development should not aggravate existing flooding issues.

### **DNP Policy: S6. Heritage Assets**

Archaeological sites, ancient monuments, listed and non-listed heritage assets (and their settings), military historical sites and Dunsfold's two conservation areas should be preserved or enhanced.

**DNP Policy: S7. Community Facilities**

Development of the site must benefit, and not be to the detriment or put at risk the Common, existing sport/recreational and cultural facilities and any other community assets.

**DNP Policy: S8 Access and Traffic**

S8.1 Dunsfold enjoys a wide network of public footpaths and bridlepaths whose character should be complemented by new development.

S8.2 Access must not unacceptably impact upon existing residential amenity.

S8.3 All new housing developments must, when appropriate and practical, provide safe pedestrian access to link with existing or proposed footpaths and bridlepaths, ensuring residents can walk safely to bus stops and Parish facilities.

S8.4 Development must contribute to the aims of traffic calming and reduced speeds on roads throughout the Parish.

S8.5 Business development should not add significantly to traffic through the Parish and avoid increased HGV movement through the village. Where development proposals are likely to generate HGV movements a Transport Assessment and/or a Travel Plan will be required to demonstrate that the HGV movements are necessary and would be acceptable in terms of their environmental impact.

**DNP Policy: S9 Infrastructure**

It is essential that new development can be adequately supplied by water and sewerage infrastructure, allowing for the fact that many properties in Dunsfold do not have main drainage. Capacity must exist off-site without compromising supplies or the amenities of current residents locally and downstream.

**DNP Policy: S10 Deliverability**

Sufficient evidence must be provided to demonstrate deliverability and that the land is free from legal restrictions or covenants which may prevent development.

**DNP Policy: S11. Independent Assessment**

Assessment scoring by independent consultants AECOM in 2018 will be taken into account:

## **APPENDIX**

- S1. Scale
- S2. Land Use
- S3. Location and Coalescence
- S4. Natural Environment
- S5 Flooding
- S6 Heritage Assets
- S7. Community Facilities
- S8. Access and traffic
- S9. Infrastructure
- S10. Deliverability
- S11. Independent Assessment

## Overarching aim

### NPPF:

Para 172: Great weight should be given to conserving and enhancing landscape and scenic beauty in ...Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, The scale and extent of development within these designated areas should be limited.

### WBC: Local Plan Part 1:

#### Policy SP2: Spatial Strategy

To maintain Waverley's character whilst ensuring that development needs are met in a sustainable manner, the Spatial Strategy to 2032 is to:

1. avoid major development on land of the highest amenity and landscape value, such as the Surrey Hills Area of Outstanding Natural Beauty and to safeguard the Green Belt; ....

#### Policy RE1: Countryside beyond the Green Belt

Within areas shown as Countryside beyond the Green Belt on the Adopted Policies Map, the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

#### Policy RE3: Landscape Character

New development must respect and where appropriate, enhance the distinctive character of the landscape in which it is located.

##### i. Surrey Hills Area of Outstanding Natural Beauty

The protection and enhancement of the character and qualities of the Surrey Hills Area of Outstanding Natural Beauty (AONB) that is of national importance will be a priority and will include the application of national planning policies together with the Surrey Hills AONB Management Plan. The setting of the AONB will be protected where development outside its boundaries harm public views from or into the AONB.

##### ii. The Area of Great Landscape Value

The same principles for protecting the AONB will apply in the Area of Great Landscape Value (AGLV), which will be retained for its own sake and as a buffer to the AONB, until there is a review of the Surrey Hills AONB boundary, whilst recognising that the protection of the AGLV is commensurate with its status as a local landscape designation.

#### **DNP Site Selection Policy: Overarching aim**

Development must preserve the intrinsic beauty and rural character of Dunsfold in the Area of Great Landscape Value (AGLV) **recognising the outstanding decision to extend the AONB Surrey Hills area to Dunsfold** and have no significant adverse visual or landscape impact, including protecting views from the adjacent Area of Outstanding Natural Beauty.

Notes: Dunsfold is currently outside the AONB but all of Dunsfold is designated AGLV. None is Green Belt.

## **S1. Scale**

### **NPPF:**

Para 63: Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

Para 86 ...local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; ...

69. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.

### **WBC: Local Plan Part 1:**

#### Policy SP2: Spatial Strategy

To maintain Waverley's character whilst ensuring that development needs are met in a sustainable manner, the Spatial Strategy to 2032 is to:

1. avoid major development on land of the highest amenity and landscape value, such as the Surrey Hills Area of Outstanding Natural Beauty and to safeguard the Green Belt; ....

#### Policy AHN1: Affordable Housing on Development Sites

The Council will require a minimum provision of 30% affordable housing on all housing developments... In designated rural areas developments providing a net increase of 6 dwellings or more. .... On developments in rural areas where the net number of dwellings is fewer than 11 units, the contribution may be in the form of a payment equivalent to the cost of providing 30% on-site provision, commuted until after the completion of the units within the development.

9.18 On sites providing 11 or more (net) new dwellings, the presumption is that affordable housing will be provided on-site in line with the NPPF.

#### Policy AHN2: Rural Exception Sites

Where there is a genuine local need for affordable housing which cannot be met in some other way, small scale developments of affordable housing may be permitted on land that is within, adjoins or is closely related to the existing rural settlement, provided that:

- (i) the development is small in scale, taking account of the size of the village and respects the setting, form and character of the village and surrounding landscape; and
- (ii) management arrangements exist to ensure that all of the affordable dwellings remain available on this basis to local people in perpetuity

**WBC: Local Plan Part 2 (draft):**

Self-build

4.56 Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites for Self and Custom Build projects within their Neighbourhood Plan Area.

**DNP Policy: S1. Scale**

S1.1 The scale of the site is appropriate to its rural setting, recognises the local housing needs and does not, in itself, lead to increased urban feel and an adverse impact upon the Parish and serving infrastructure.

S1.2 Small sites are preferred.

S1.3 Sites that are above the threshold for affordable housing should not be preferred over smaller sites that are in keeping with the rural feel, just because larger sites provide affordable housing.

S1.4 Sites for self-build should be sought and encouraged to meet a target of up to five dwellings within the Parish.

Notes: S1.3: Dunsfold has – or will have with developments in progress – a good supply of affordable housing and so it is not necessary to prioritise this feature over other characteristics of a site.

## S2. Land Use

### NPPF:

Para 118 Planning policies and decisions should ..

(d) give substantial weight to the value of using suitable brownfield land within settlements for homes

Annex 2: Glossary:

Brownfield – see ...Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings;

Para 122: Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens),

### WBC: Local Plan Part 1:

#### Policy EE1: New Economic Development

The provision of development for economic growth to meet the needs of the economy, ... will be delivered through:...

- d) Promoting a strong rural economy through the re-use and conversion of existing buildings and well-designed buildings for economic development and promoting the development and diversification of agricultural and other land based rural businesses.

#### Policy EE2: Protecting Existing Employment Sites

“The Council will permit the change of use of existing employment sites to residential and other alternative uses where it can be clearly demonstrated that there is no reasonable prospect of the site being used for employment use.”

“10.33 For the purposes of this policy, where a proposal involves the loss of an existing employment use, this must be supported by evidence that demonstrates that there is no reasonable prospect of the site or buildings being used or reused for these purposes.”

**DNP Policy: S2. Land Use**

S2.1. The site should make effective use of land: it should minimise the use of greenfield and make best use of infill and proven redundant previously developed land (PDL or “brownfield”).

S2.2 Development of the site must benefit, and not be to the detriment or risk the loss of employment space supporting local businesses and offering local employment.

S2.3. Agricultural, equestrian and land based activities which help to shape and maintain the landscape and provide opportunity for leisure use should be retained. Claims for change of use should be fully justified and tested against the market need for existing use.

S2.4 The density of dwellings in or adjacent to the settlement area should not exceed that found in the settlement area i.e.15 per hectare. Outside the settlement the density should be in keeping with its surroundings and any brownfield and not exceed 8 per hectare for detached and 12 for mixed housing.

**Notes: Density of dwellings in the settlement area**

Estimate of settlement area (to be confirmed):

	<b>Metric</b>	<b>Imperial</b>
Main settlement area	100,000 sq m	1,100,000 sq ft
Northern settlement area	41,000 sq m	440,000 sq ft
<b>Total settlement area</b>	141,000 sq m <b>14 hectares</b>	1,510,000 sq ft <b>35 acres</b>

Number of dwellings in settlement area = 232

**Density:** 16 per hectare or 6 per acre

### S3. Location and Coalescence

#### NPPF

Para 79: Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it:
  - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
  - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

#### **DNP Policy: S3 Location and Coalescence**

S3.1 Sites should not be isolated and be near existing dwellings but without significant loss of neighbouring amenity, loss of hedgerows or trees.

S3.2 Development within the settlement should create a linear form and should protect the balance of housing throughout without the village whilst complementing the conservation areas and the Dunsfold Common.

S3.3 The impact of the development of the site individually, or cumulatively, must not result in the further coalescence of Dunsfold village with Dunsfold Park.

## S4. Natural Environment

### WBC: Local Plan Part 1:

#### Policy NE1: Biodiversity and Geological Conservation

The Council will seek to conserve and enhance biodiversity within Waverley.

Development will be permitted provided that it:

- a. Retains, protects and enhances features of biodiversity and geological interest and ensures appropriate management of those features.
- b. Ensures any adverse impacts are avoided, or if unavoidable, are appropriately mitigated. Particular regard will be had to the following hierarchy of important sites and habitats within the Borough -

(ii) Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (national designations)

(iii) Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs), Local Geological Sites and other Ancient Woodland, Ancient and Veteran Trees; or any other Priority habitats not identified within (ii) above (local designations)

Within locally designated sites, development will not be permitted unless it is necessary for appropriate on site management measures or can demonstrate no adverse impact to the integrity of the nature conservation interest. Development adjacent to locally designated sites will not be permitted where it has an adverse impact on the integrity of the nature conservation interest.

#### Policy NE2: Green and Blue Infrastructure<sup>1</sup>

The Council will seek to protect and enhance benefits to the existing river corridor and canal network, including landscaping, water quality or habitat creation. This will be partially achieved, on development sites, by retaining or creating undeveloped buffer zones to all watercourses of 8 metres for main rivers and 5 metres for ordinary watercourses.<sup>10</sup> In accordance with the Water Framework Directive, development will not be permitted which will have a detrimental impact on the visual quality, water quality or ecological value of existing river corridors and canals.

In addition to the measures mentioned in NE1 above, new development should make a positive contribution to biodiversity by creating or reinforcing habitat linkages between designated sites, in order to achieve a connected local and regional ecological network of wildlife corridors and green infrastructure.

The Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

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<sup>1</sup> Green infrastructure networks = green spaces, open spaces, parks, gardens, allotments, natural areas etc, and the links between them.

Blue infrastructure = river corridors and waterbodies and the links between them.

#### **DNP Policy: S4. Natural Environment**

S4.1 Biodiversity assets, especially Sites of Special Scientific Interest (SSSIs) and Sites of Nature Conservation Interest (SCNIs), are protected, conserved and enhanced.

S4.2 Existing natural features, including woodland (in particular ancient and protected woodland), significant trees, hedgerows (especially “important countryside hedgerows”) and watercourses of landscape and visual importance are retained.

S4.3 Public views from Dunsfold and from the adjacent AONB are protected or enhanced.

S4.4 Development of the site must not adversely impact on water quality.

#### Notes:

1. There are lots of SSSIs and SCNIs in the Parish.
2. “Important countryside hedgerows” are defined under the Hedgerows Regulations 1997.

## **S5. Flooding**

### **WBC: Local Plan Part 1:**

#### Policy CC4: Flood Risk Management

Flood zones in Waverley are defined as contained within National Planning Practice Guidance and the Council's Level 2 Strategic Flood Risk Assessment.

In order to reduce the overall and local risk of flooding in the Borough:

1. Development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere; and that residual risks are safely managed. In locations identified as being at risk of flooding, planning permission will only be granted, or land allocated for development, where it can be demonstrated that:

- a. where sequential and exceptions tests have been undertaken and passed, any development that takes place where there is a risk of flooding will need to ensure that flood mitigation measures, including a site specific flood evacuation plan, are integrated into the design both on-site and off-site, to minimise the risk of property and life should flooding occur;
- b. through a sequential approach, it is located in the lowest appropriate flood risk location in accordance with the NPPF and the Waverley Strategic Flood Risk Assessment (SFRA); and
- c. it would not constrain the natural function of the flood plain, either by impeding flood flow or reducing storage capacity.

...

#### **DNP Policy: S5 Flooding**

S5.1 Sites should be located outside of areas of flood risk.

S5.2 Development should not aggravate existing flooding issues.

## S6. Heritage Assets

### **WBC: Local Plan Part 1:**

#### Policy HA1: Protection of Heritage Assets

The Council will ensure that the significance of the heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment.

### **WBC: Local Plan Part 2 (draft):**

#### Policy DM19: Development Affecting Listed Buildings, and/or their Settings

Statutorily Listed Buildings constitute designated heritage assets and therefore development should preserve or enhance any affected Listed Buildings and their settings, and any features of special architectural or historic interest they possess

#### Policy DM20: Conservation Areas

Conservation Areas constitute designated heritage assets. Development should preserve or enhance the character of Conservation Areas...protecting open spaces and views important to the character and setting of the area; ...

#### DM22: Non-designated Heritage Assets

The Council will seek to conserve and enhance the significance of non-designated heritage assets...

### **DNP Policy: S6. Heritage Assets**

Archaeological sites, ancient monuments, listed and non-listed heritage assets (and their settings), military historical sites and Dunsfold's two conservation areas should be preserved or enhanced.

Notes: Policy goes wider than WBC. Includes sites protected under the Military Remains Act 1986 – lots round Dunsfold due to the many plane crashes in WW2 and after.

## **S7. Community Facilities**

### **WBC: Local Plan Part 1:**

#### **Policy LRC1: Leisure and Recreation Facilities**

“The Council will seek to retain, enhance and increase the quantity and quality of open space, leisure and recreation facilities and to improve access to them. Development...”

#### **DNP Policy: S7. Community Facilities**

Development of the site must benefit, and not be to the detriment or put at risk the Common, existing sport/recreational and cultural facilities and any other community assets.

## **S8. Access and Traffic**

### **WBC: Local Plan Part 1:**

#### Policy ST1: Sustainable Transport

...8. encourage the provision of new and improved footpaths, bridleways and cycleways,...

### **WBC: Local Plan Part 2 (draft):**

#### Para 2.50

“Where development proposals are likely to generate HGV movements it may be necessary to submit a Transport Assessment and / or a Travel Plan to demonstrate that the HGV movements would be acceptable in terms of their environmental impact.”

#### DM7: Accessibility

...d) Minimise the adverse impact of any potential HGV traffic movements, particularly on rural lanes unsuitable for HGVs.

### **DNP Policy: S8 Access and Traffic**

S8.1 Dunsfold enjoys a wide network of public footpaths and bridlepaths whose character should be complemented by new development.

S8.2 Access must not unacceptably impact upon existing residential amenity.

S8.3 All new housing developments must, when appropriate and practical, provide safe pedestrian access to link with existing or proposed footpaths and bridlepaths, ensuring residents can walk safely to bus stops and Parish facilities.

S8.4 Development must contribute to the aims of traffic calming and reduced speeds on roads throughout the Parish.

S8.5 Business development should not add significantly to traffic through the Parish and avoid increased HGV movement through the village. Where development proposals are likely to generate HGV movements a Transport Assessment and/or a Travel Plan will be required to demonstrate that the HGV movements are necessary and would be acceptable in terms of their environmental impact.

Notes S8.5 strengthens WBC's requirement in the draft LPP2 (April 18) – para 2.50. – by making it obligatory.

## S9. Infrastructure

### **DNP Policy: S9 Infrastructure**

It is essential that new development can be adequately supplied by water and sewerage infrastructure, allowing for the fact that many properties in Dunsfold do not have main drainage. Capacity must exist off-site without compromising supplies or the amenities of current residents locally and downstream.

## S10. Deliverability

### **DNP Policy: S10 Deliverability**

Sufficient evidence must be provided to demonstrate deliverability and that the land is free from legal restrictions or covenants which may prevent development.

## S11. Independent Assessment

### **DNP Policy: S11. Independent Assessment**

Assessment scoring by independent consultants AECOM in 2018 will be taken into account:

### Notes

AECOM designated sites red, amber or green.

- 'green' for sites that show no constraints and are appropriate as site allocations,
- 'amber' for sites which are potentially suitable if issues can be resolved and
- 'red' for sites which are not currently suitable.

The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.