

# **Local Plan Part 2: Site Allocations and Development Management Policies Pre-Submission Document**

**October 2018**

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# Chapter 1: Introduction

## Introduction

- 1.1 Local Plan Part 2: Site Allocations and Development Management Policies<sup>1</sup> forms the second stage of Waverley's new Local Plan. Together with Local Plan Part 1: Strategic Policies and Sites, this document replaces the current Local Plan (2002).
- 1.2 Local Plan Part 1 sets out the Council's vision and strategic objectives for future development in the Borough over the period 2013-2032, specifies the overall spatial strategy for growth in the Borough and allocates nine strategic sites. Local Plan Part 1 was adopted by the Council on 20 February 2018. To understand the strategic context established by this document, please view the adopted version of [Local Plan Part 1](#).
- 1.3 This Draft Local Plan Part 2, the 'Pre-Submission Plan', provides the more detailed 'Development Management' policies, reviews a suite of local designations and allocates sites for housing and other uses in certain areas of the Borough. Local Plan Part 2 must be consistent with Local Plan Part 1 and the National Planning Policy Framework (NPPF 2018). It must contribute to achieving sustainable development and be positively prepared. Policy SP1 in Local Plan Part 1 establishes the Council's presumption in favour of sustainable development which states that planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.
- 1.4 Local Plans Part 1 and 2, together with any adopted Neighbourhood Plans, constitute the statutory Development Plan for the Borough against which planning applications will be assessed. It is important that the Development Plan is read as a whole. All relevant policies in Local Plan Part 1 and Local Plan Part 2, when adopted, and any made Neighbourhood Plans, will be taken into account in determining planning applications, along with other material considerations. While the supporting text of this document may refer to relevant policies elsewhere, the policies do not list or cross-reference to all other policies that may be relevant.

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<sup>1</sup> At the issues and options stage, Local Plan Part 2 was called 'Non Strategic Policies and Sites' but the document has been renamed to 'Site Allocations and Development Management Policies' to include the potential for sites for over 100 homes ('strategic sites') to be allocated within it.

## Timetable for Local Plan Part 2

- 1.5 The timetable for Local Plan Part 2 comprises the following stages and provisional key dates:

Table 1: Timetable for Local Plan Part 2

Date	Local Plan Part 2 Stage
November 2016 to July 2017	Early engagement; issues and options consultation
July 2017-February 2018	Reviewing consultation responses, engaging with stakeholders, conducting site visits, developing preferred options.
May – July 2018	Consultation on Preferred Options
July- September 2018	Reviewing responses and developing pre-submission plan
November- December 2018	Six week 'Pre-submission' consultation on the Draft Plan
March 2019	Submission
Late 2019	Anticipated Adoption

## Pre Submission Consultation

- 1.6 This Pre-Submission version of Local Plan Part 2 consultation document is published for consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It represents the third key stage in the development of Local Plan Part 2 and follows on from the Issues and Options document that was published for public consultation in 2017, and the Preferred Options documents which was published in May 2018.
- 1.7 This Pre-Submission Plan is the result of a review of the 620 responses to the Issues and Options Consultation, 990 responses to the Preferred Options consultation, extensive consultation with stakeholders, technical analysis and a number of assessments.
- 1.8 The Pre-Submission Plan is divided into the six main chapters. Within each chapter there is a number of topics and associated policies or maps. Policies within this document are named using the prefix of 'DM' to indicate that they are a 'development management' policy used to determine applications and to differentiate from the nomenclature used in Local Plan Part 1. Table 2 lists the chapters alongside a proposed list of policies. Development Sites are named using the prefix 'DS'.

Table 2: Chapters and content for Local Plan Part 2

Plan chapter	Policy areas
Chapter 2: General Policies	<p>Policies relevant to all types of development within the Borough;</p> <ul style="list-style-type: none"> <li>• Environmental Implications of</li> </ul>

Plan chapter	Policy areas
	<p>Development</p> <ul style="list-style-type: none"> <li>• Design</li> <li>• Safeguarding Amenity</li> <li>• Public Realm</li> <li>• Safer Places</li> <li>• Comprehensive Development</li> <li>• Accessibility, parking and transport</li> <li>• Trees, woodland, hedgerows and landscaping</li> <li>• Local Plan Enforcement Plan</li> </ul>
Chapter 3: Location of Development	<ul style="list-style-type: none"> <li>• Settlement boundaries</li> <li>• Development within the Green Belt</li> <li>• Development within Rural Areas</li> <li>• Rural workers' dwellings</li> </ul>
Chapter 4: Protecting Places	<p>Local Landscape Areas</p> <ul style="list-style-type: none"> <li>• Hillside Areas</li> <li>• Areas of Strategic Visual Importance (ASVIs)</li> <li>• Farnham/Aldershot Strategic Gap</li> </ul> <p>Local Green Space</p> <p>Heritage Assets</p> <ul style="list-style-type: none"> <li>• Listed Buildings</li> <li>• Conservation Areas</li> <li>• Heritage at risk</li> <li>• Non-designated Heritage Assets</li> <li>• Historic Landscapes and Gardens</li> <li>• Archaeology</li> </ul>
Chapter 5: Economic Prosperity	<p>Employment, Education, and Training</p> <p>Town Centres and Local Centres</p> <p>Advertisements</p> <p>Telecommunications</p> <p>Filming</p> <p>Tourism and Recreation</p> <p>Access to the Countryside</p>
Chapter 6: Housing Policies	<ul style="list-style-type: none"> <li>• Reuse and alterations of large buildings</li> <li>• Self-build and Custom Housebuilding plots</li> </ul>
Chapter 7: Development Sites	<p>Housing site allocations in:</p> <ul style="list-style-type: none"> <li>• Godalming</li> </ul>

Plan chapter	Policy areas
	<ul style="list-style-type: none"> <li>• Haslemere</li> <li>• Elstead</li> <li>• Witley</li> </ul> Traveller site allocations

- 1.9 Please see the section headed '**Have your say**' to find out how to respond to this consultation. The responses made at this stage will be submitted with the Pre-Submission Plan to the Secretary of State in the New Year for examination.

### Evidence base

- 1.10 As with Local Plan Part 1, Local Plan Part 2 must be underpinned by robust evidence. The preparation of the Pre-Submission Plan has drawn on a wide range of evidence documents including:

- Employment Land Review (2016)
- Green Belt Review (2014)
- Local Landscape Designation Review (2014)
- Waverley Landscape Review (2014)
- Waverley Green Belt Review Parts 1 and 2 (2014)
- West Surrey Strategic Housing Market Assessment (2015)
- Town Centre Retail Study Update (2013)
- Waverley Level 1 Strategic Flood Risk Assessment (2015)
- Waverley Economic Strategy 2015-2020
- Rural Statement for Surrey (2016)
- Surrey Hotel Futures Study (2015)
- Surrey Joint Strategic Needs Assessment (2017)
- Waverley's Strategy for Ageing Well in Waverley 2015-2018
- Infrastructure Delivery Plan (2016)
- Traveller Accommodation Assessment for Waverley (June 2017)
- Settlement Hierarchy (2012)
- Viability Study (2017)
- Transport Assessment Reports (2016)
- [Land Availability Assessment \(October 2018\)](#)
- [Flood Risk and Sequential Test Assessment \(October 2018\)](#)
- Landscape Appraisal for Site Assessment (October 2018)

- 1.11 Please see the Council's [website](#) for more evidence documents related to the Local Plan.

1.12 A number of topic papers have been produced to support this consultation. They provide further detailed background and technical evidence behind the Pre-Submission Plan, and are referenced in the text. Topic papers have been produced on the following areas:

- [Space Standards](#)
- [Green Belt Settlement Boundary Review](#)
- [Local Green Space](#)
- [Godalming Hillside and Frith Hill ASEQ](#)
- [Haslemere Hillside](#)
- [Farnham-Aldershot Strategic Gap](#)
- [Areas of Strategic Visual Importance](#)
- [Town and Local Centres](#)
- Settlement Boundaries

1.13 Relevant national policy and guidance are contained within:

- National Planning Policy Framework (NPPF) (2018)
- Planning Practice Guidance (PPG)
- Planning Policy for Traveller Sites (PPTS) (2015)

### **Sustainability Appraisal**

1.14 A Sustainability Appraisal (SA) has been carried out as part of preparing Local Plan Part 2. This is a process to ensure local plan policies and proposals for site allocations are consistent with the aims of sustainable development. An SA must incorporate the requirements of the European Directive on Strategic Environmental Assessments (2001).

1.15 Reasonable alternatives for sites and policies considered for inclusion in Local Plan Part 2 have been appraised against a defined set of SA objectives. The results of this appraisal are contained within the Final SA report, which is part of this consultation.

### **Habitats Regulations Assessment**

1.16 The Council must assess the plan for effects on sites designated under the Habitats Regulations (1994 as amended) as European Sites (including Special Areas of Conservation and Special Protection Areas). This is termed a Habitats Regulations Assessment (HRA).

1.17 The strategic assessment of the level of growth in the Borough has been considered as part of the preparation of Local Plan Part 1. However, as Local Plan Part 2 deals with some site allocations, a further HRA has been completed.

- 1.18 An HRA report on the preferred sites and policies has been produced to support the Pre-Submission Plan.

### **Equalities Impact Assessment**

- 1.19 An Equalities Impact Assessment has been completed for Local Plan Part 2. It evaluated the potential impact of this part of the forward planning strategy on Waverley's residents and staff, and in particular the protected characteristic groups.
- 1.20 The assessment concluded a neutral effect on the majority of protected characteristic groups, and a positive effect on the Gypsy and Traveller community given that part of the function of Local Plan Part 2 is to allocate sufficient sites to meet the housing needs of this group to 2032. Positive effects were also predicted for a wide range of disability types given the proposed requirements on planning applications to address certain needs. The assessment also predicted positive effects for older people and the younger generation given the inclusion of policies to enhance the vitality and viability of town centres which support these groups to reach essential services.

### **Duty to Cooperate**

- 1.21 Whilst progressing through the process of producing Local Plan Part 2, it has been necessary to ensure compliance with the statutory Duty to Cooperate.
- 1.22 The Duty requires the Council to engage constructively, actively and on an ongoing basis on planning matters that impact more than one local planning area.
- 1.23 As part of reaching this stage of Local Plan Part 2, discussions have been held with many Duty to Co-operate Bodies, including the two Clinical Commissioning Groups operating in Waverley, neighbouring Local Planning Authorities particularly on the Traveller Accommodation Assessment, Surrey County Council Public Health Officials, Transport Planners, Minerals Planners and Utility Providers.

### **Neighbourhood Planning**

- 1.24 In accordance with the provisions of the Localism Act 2011, Neighbourhood Planning allows Town and Parish Councils to shape new development within their area through the production of Neighbourhood Plans.
- 1.25 In Waverley, a number of parishes have approved Neighbourhood Plan boundaries. These are presented in the table below.

Table 3: Parishes in Waverley designated as a Neighbourhood Plan area

Alfold
Bramley
Busbridge
Chiddingfold
Cranleigh
Dunsfold
Elstead and Weyburn
Ewhurst and Ellens Green
Farnham
Godalming and Farncombe
Hascombe
Haslemere
Witley

- 1.26 Farnham's Neighbourhood Plan has been 'made' i.e. adopted and forms part of the Development Plan for the area. It is now used to help determine planning applications. A partial review of the Farnham Neighbourhood Plan is underway in order to address the uplift in the housing requirement in Farnham arising from the adoption of Local Plan Part 1.
- 1.27 No other Neighbourhood Planning group has yet been made, but most are actively working on their preparation, and progressing through formal public consultation stages. Busbridge and Hascombe Parish Councils informed the Council that their plans were on hold awaiting the adoption on Local Plan Part 1. The Council has not received confirmation of their intention to restart work.
- 1.28 Neighbourhood Plan policies can cover a variety of planning policy areas addressing issues at the local level. Some of the groups have chosen to address matters that would otherwise be included in a Local Plan, for example, reviewing a settlement boundary or town centre boundary. In some cases, groups have chosen to allocate sites for housing and other uses, where Local Plan Part 1 has suggested that they are suitable locations for development. These parishes are Alfold, Bramley, Chiddingfold, Cranleigh, Dunsfold, Ewhurst and Ellens Green and Farnham.



- 1.29 As is further explained in the Housing Sites chapter (Chapter 7), Local Plan Part 2 will not be allocating sites in these parishes listed above. For information on site allocations in these areas, residents and businesses should speak directly to the Parish Councils. The one exception to this is that allocations for Gypsy and Traveller Accommodation for the whole Borough will be included within Local Plan Part 2.

### Have your say

- 1.30 You are invited to make representations on the Pre-Submission version of the Plan. All representations received during the consultation period will help to inform the Examination of the Plan. At this stage, the focus should be on whether or not the Plan meets certain prescribed 'tests of soundness'. If you do not consider the Plan to be sound then you have the opportunity to identify what changes you think need to be made in order for the Plan to be sound.
- 1.31 The consultation period runs for six weeks from Friday 9 November to 11.59pm on Friday 21 December 2018 and all comments must be received by the close of the consultation period to be comply with the Regulations.

### How to comment

- Comment online via our Consultation Portal.
  - By email to [planningpolicy@waverley.gov.uk](mailto:planningpolicy@waverley.gov.uk)
  - By post to Local Plan Part 2, Planning Policy, Planning Services, Waverley Borough Council, The Burys, Godalming, GU7 1HR.
- 1.32 The document can be viewed in hard copy at Waverley Borough Council offices, The Burys, Godalming and at locality offices and public libraries within the Borough, and can be downloaded from the Council's website.

### Privacy Notice

- 1.33 Waverley Borough Council is committed to protecting your privacy when you use our services. The information that you provide as part of this consultation will be held by the Council and will only be accessed by authorised Council employees. We will only use the information for the purpose of contacting you regarding;
- Updates on Local Plan stages including consultations, invitation to consultation events, submission, examination and adoption
  - Updates and stages of CIL adoption
  - Providing information on planning policy news, events, activities and services
  - Other Planning consultations
  - Research on your opinions on current services or potential new services.

- 1.34 The information submitted will be analysed and the Council will consider the issues raised. The responses cannot be treated as confidential and apart from personal data (addresses, email addresses, telephone numbers) the name of the respondent and the comment will be made public.
- 1.35 This information will be maintained on a secure consultation database administrated by Waverley Borough Council Planning Service and managed by a third party.
- 1.36 Your information will be shared with third party who provides the consultation database. The Council has a formal contract with this data processor which helps the Council manage a consultation database. They have access to view your personal data but will not process the data in any way.
- 1.37 In addition, your information may be shared with consultants working to support the Planning Policy team or the independent examiner. We share this information in order to ensure that the views of the respondents feed into the examination of the Local Plan.
- 1.38 Your information will not be used for any other Council purpose, unless we have your consent, or this is provided by law.
- 1.39 Your personal data will be retained whilst direct communications with this group is required but will be reviewed periodically in order to maintain an up to date contact list. You may have your details removed at any time from this database by contacting [planningpolicy@waverley.gov.uk](mailto:planningpolicy@waverley.gov.uk).

#### How can I access the information you hold about me?

- 1.40 By making a [Subject Access Request \(SAR\) online](#) or via an email on [foi@waverley.gov.uk](mailto:foi@waverley.gov.uk) or writing to the Data Protection Officer, Waverley Borough Council, The Burys, Godalming, Surrey, GU7 1HR.

#### How can I complain?

- 1.41 You have the right to lodge a complaint with the Information Commissioners Office if you believe that your data is being held or used contrary to your consent.

#### Further Processing

- 1.42 If we wish to use your personal data for a new purpose, not covered by this Privacy Notice, then we will provide you with a new notice explaining this use prior to commencing the processing and setting out the relevant purposes and processing conditions. Where and whenever necessary, we will seek your prior consent to the new processing.

### Contact Details

- 1.43 To exercise all relevant rights, queries of complaints please in the first instance contact the Planning Policy Manager at Waverley Borough Council, Planning Service, The Burys, Godalming Surrey GU7 1HR or telephone 01483 523291.

DRAFT

## Chapter 2: General Policies

- 2.1 These are policies that will be relevant to all development within the Borough, regardless of location and type. Principles such as the importance of good design, which underpin these policies, have not changed significantly in recent years. As such, many of these policies carry forward the basis of policies in the Waverley Local Plan 2002. However, these policies have been updated to minimise repetition, comply with national policy, and meet the current and future challenges in the Borough.

When considering the policies in this Chapter, it is important to remember that the Development Plan should be read as a whole. This means that all relevant policies in Local Plan Part 1, relevant 'made' neighbourhood plans and other chapters of this document will be taken into account in determining planning applications, along with other material considerations.

### Environmental Implications of Development

- 2.2 Waverley, as a rural Borough, benefits from a large number of valued biological and geological assets ranging from internationally designated wildlife sites such as the Wealden Heaths Special Protection Area, to locally important sites such as the wooded hillsides around Godalming. Development can lead to the deterioration or loss of these assets, or provide opportunities to enhance these assets, such as through the removal of invasive species.
- 2.3 The impact of pollution from development is also a growing concern. Each year in the UK, around 40,000 early deaths are attributable to air pollution, which has also been linked to a variety of health issues including cancer and heart diseases<sup>2</sup>. Air Quality Management Areas have been identified in Farnham and Godalming, where the emission of Nitrogen Dioxide and particulate matter, primarily from transport, regularly exceeds legal limits. Poor air quality can have a synergistic effect with other issues such as smoking<sup>3</sup>, greatly increasing the impact on human health. Relatively minor developments can cumulatively have a significant negative impact on air, water, and soil quality. As such, it is important that all development avoids contributing to the worsening of air, soil, and water quality.

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<sup>2</sup> <https://www.rcplondon.ac.uk/projects/outputs/every-breath-we-take-lifelong-impact-air-pollution>

<sup>3</sup> <http://circ.ahajournals.org/content/109/1/71.short>

- 2.4 There is also evidence that the stress of living within an area with environmental hazards such as poor air quality or a high risk of flooding can pose an additional risk to an individual's mental as well as physical health<sup>4</sup>, further emphasising the importance of directing development away from higher risk areas.
- 2.5 New development can also act as an agent of change, undermining the retention of community and employment uses, such as venues which operate in the evening or night. Where potentially incompatible development is planned nearby, it is important that measures such as effective noise insulation are used to ensure that existing development does not have any additional costs imposed on it, or be forced to move.
- 2.6 Where noise assessments are required, they should conform to the BS4142:2014 (or as updated) criteria with the aim of achieving -5dB L<sub>Aeq</sub> compared to the background.
- 2.7 Policies NE1, NE2, and NE3 in Local Plan Part 1 set out the strategic approach to the protection of the natural environment. Policies RE1, RE2, RE3, TD1, and HA1 set out the strategic policies for the protection of landscapes, townscapes and heritage assets. The Spatial Strategy set out in policy SP2 in Local Plan Part 1 also seeks to direct development in the Borough away from environmentally sensitive areas, while Policies ST1, CC1, and CC2 seek to ensure development is located and designed to effectively mitigate flood risk and pollution.

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<sup>4</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/597846/NSFH\\_briefing\\_for\\_policy\\_makers\\_and\\_practitioners.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/597846/NSFH_briefing_for_policy_makers_and_practitioners.pdf)

## DM1: Environmental Implications of Development

Development should:

- a) Avoid harm to the health or amenity of occupants of nearby land and buildings, and future occupants of the development, including by way of an unacceptable increase in pollution, light, noise, dust, vibration, and odour, or an increase in flood risk;
- b) Not cause a deterioration to the environment by virtue of potential pollution of air, soil or water, including that arising from the storage and use of hazardous substances and which seeks opportunities to improve air and water quality where possible;
- c) Not cause harm or damage to existing environmental assets such as areas of ecological, geological, townscape, or landscape value, and maximise opportunities to enhance such assets;
- d) Integrate effectively with existing development and not result in unreasonable restrictions on existing businesses or facilities. Where there is likely to be a conflict between proposed development and existing uses nearby, the agent of change should provide suitable mitigation prior to its completion;
- e) In areas where contamination is known or likely to be found, be subject to a desk-based assessment of the likelihood and extent of land contamination, followed by an intrusive investigation where appropriate, together with the provision of any appropriate remediation measures;
- f) Maximise opportunities to provide net gain in relation to ecological and geological assets including through the creation of coherent ecological networks;
- g) Where adverse environmental impacts are unavoidable, and the benefits of the development demonstrably outweigh the harm, ensure impacts are appropriately mitigated.

<b>Local Plan Part 1 parent policies</b>	NE1: Biological and Geological Conservation NE2: Green and Blue Infrastructure RE3: Landscape Character TD1: Townscape and Design HA1: Protection of Heritage Assets CC1: Climate Change CC2: Sustainable Construction and Design
<b>Monitoring</b>	<b>Indicators:</b> The quality of air and water quality in the Borough. The status of designated environmental sites <b>Targets:</b> Air quality within AQMAs not exceeding legal limits No net loss of designated environmental sites.

## Design

- 2.8 The NPPF sets out that the creation of high quality buildings and places is fundamental to planning and development. Design is a key aspect of sustainable development, creating better places in which to live and work and helping make development acceptable to communities.
- 2.9 Good design is not simply about the appearance of a development, it also relates to how a development responds to the natural, built, and historic environment.
- 2.10 In Waverley, the environment of the built-up areas and villages is attractive, varied and is valued by the community. The character ranges from the historic centres of the main settlements to the distinctive but varied character of the villages. There exists a strong link between the historic landscape and settlements, and this relationship has had a clear impact on the evolution of all of the settlements throughout the Borough. It is critical, both environmentally and economically, that Waverley continues to enhance the distinctive character of its towns and villages ensuring that new development positively responds to the environment rather than detracts from it.
- 2.11 Two of the objectives within Local Plan Part 1 directly relate to design:
- To ensure that new development takes proper account of the character and distinctiveness of the area in which it is located;
  - To ensure that the design, form and location of new developments contribute to the creation of sustainable communities that are attractive, safe and inclusive.
- 2.12 Within Local Plan Part 1 there are two design policies. Policy TD1 an overarching policy which aims to ensure that the character and amenity of the Borough are protected and Policy SS7A, the design strategy for the strategic site allocation at Dunsfold Aerodrome. Both of these policies should be used in conjunction with the policies in Local Plan Part 2.
- 2.13 Design policies within the Development Plan should be used in conjunction with Town/Village Design Statements, Neighbourhood Plans and Conservation Area Appraisals, which identify the character of many of the areas within the Borough. They should also be read in conjunction with any current or future Supplementary Planning Guidance relating to design.

## Quality Places through Design

- 2.14 Good design facilitates and contributes to local distinctiveness, a sense of place, and civic pride. It improves and enhances the existing environment and helps to attract people, businesses and investment. The quality of architecture and design as well as

the relationship between buildings and spaces are relevant to the impact that development will have on the character of the area. High quality development is designed so as to understand the context within which it is located, supporting both organic and planned growth.

- 2.15 The objective of good design is not to copy vernacular architecture, creating imitation or 'pastiche' development. Instead, the objective is to reference local character, layout, scale and materiality within a proposal to ensure it can positively contribute to and build on the continuing evolution and story of place.
- 2.16 Good design is also about promoting an inclusive environment that can be accessed and used by everyone, recognising and accommodating differences in the way people use the built environment. In addition, it considers how a place will adapt over time and be resilient to change.
- 2.17 Careful consideration at the design stage of how the completed development will function in practice can overcome barriers experienced by some users. Early consideration of design will also help to contribute to the objectives of sustainable development. Too often the needs of users, including disabled people, older people and families with small children, are considered too late in the development of detailed design proposals.
- 2.18 Policy DM2 below outlines what the Council considers to be the key components of good design needed to contribute to a successful place which sits within its context.



## DM2: Quality Places through Design

All new development will be expected to be of a high quality design. Development should respond effectively to its surroundings, reinforcing local distinctiveness and landscape and townscape character. The principles of good design should be incorporated by:

- a) Making the most efficient use of land, while being sympathetic and responsive to the prevailing pattern of development, including areas of urban rural transition;
- b) Responding to the local context by taking into account the:
  - i. Scale of development, considering the height, mass, form and bulk of adjacent and surrounding structures;
  - ii. Building plot sizes and widths, plot coverage and established street patterns;
  - iii. Building setbacks, rooflines, streetscape rhythm including the spaces between buildings, as well as other streetscape elements such as the degree of enclosure;
  - iv. Architectural composition, appearance, variety and quality of materials and detailing;
  - v. Local topography and views both from and to the site; and
  - vi. Impact on neighbouring open spaces and their environment;
  - vii. Existing features of the site including (but not limited to) trees, buildings, landscape form and views.
- c) Ensuring the use of high quality building materials and finishes that are attractive and durable, and appropriate to the context and proposed design;
- d) Providing a clear definition between the public and private realm, incorporating high quality landscaping and boundary treatments, and delivering quality public spaces, ensuring entrances to developments are obvious for all users of the site;
- e) Allowing for permeability and access throughout the site and promoting access to community facilities and employment opportunities;
- f) Facilitating opportunities for adaptable uses for various users over time;
- g) Ensuring that ancillary facilities such as bin storage, secure bike storage, substations and utility facilities, that serve new housing developments, should be designed into the proposal from the outset; and
- h) Providing boundary treatments that respond positively to the local context around and within the site.

Regard will be had to the cumulative effects of development on the character of an area.

<b>Local Plan Part 1 parent policies</b>	TD1: Townscape and Design
<b>Other documents or guidance</b>	Residential Extensions SPD (2010) Neighbourhood Plans and Town and Village Design Statements Relevant Conservation Area Appraisals (CAA) Surrey Design Guide (2002)
<b>Monitoring</b>	<b>Indicators:</b> The quality of new development within the Borough. Noteworthy design of showcase level. <b>Targets:</b> Refusal, and dismissal at appeal, of proposals which do not represent a high standard of design. Good performance of developments against design audit criteria.

### Safeguarding Amenity

- 2.19 A key consideration when assessing planning applications is the potential to affect those in the vicinity. 'Amenity' is the term used to refer to the effect of a development on visual and aural factors in the immediate vicinity. Factors relevant to the assessment of amenity in all applications include any potential impact on privacy and loss of light, or the creation of an overlooking or overbearing development creating a sense of enclosure.
- 2.20 The amenity of both existing and future occupants of land and buildings is a material consideration in planning matters. Therefore, the Council consider it important to have a policy outlining the aspects which should be considered. This position is supported by the Council's Residential Extensions SPD (2010).
- 2.21 Neighbouring extensions can affect the outlook and light provision to a neighbour's habitable rooms. Natural light is an important element in a good quality living environment. The effective use of daylight can reduce the need for electric lighting, while sunlight can contribute towards meeting some of the heating requirements of our homes through passive solar heating.
- 2.22 It is important that, in accordance with Policy TD1 and LRC1 in Local Plan Part 1, dwellings are designed to meet the needs of future residents, including space for home-working and play space for children. In addition, proposals will need to conform with Policy AHN3 in Local Plan Part 1, in relation to accessibility of buildings and the requirement to meet Building Regulations M4 (2) Category 2 standard.

- 2.23 Insufficient space in residential properties can have adverse impacts on the health and wellbeing of occupants. In order to ensure that all new housing serves the practical and social needs of occupiers, all new development should adhere to the Government's Technical Housing Standards - the Nationally Described Space Standards (NDSS) of 2015 (and any subsequent changes).
- 2.24 The NDSS sets out internal space standards for new dwellings across all tenures. However, in accordance with the Written Ministerial Statement of 25 March 2015, internal space standards can only be applied where there is a current relevant development plan policy. Such a policy must be based on an assessment of need and viability and can only require compliance with the NDSS. The Council's Viability Assessment has assumed that the NDSS are adopted.
- 2.25 As with other forms of open space, private outdoor amenity space can make a positive contribution to the health and wellbeing of residents. Private gardens also provide a setting for buildings, space for landscaping and growing vegetables; and help maintain a more natural environment for wildlife and surface water drainage. Gardens also provide an important role as part of wider green infrastructure networks through urban areas.
- 2.26 The degree of privacy and size of private outdoor amenity space will vary in relation to location and type of accommodation. The Council has some concerns over the amount and quality of outdoor amenity space currently being provided. In order to establish the level of quality of communal space being provided in recent developments, the Council assessed the provision of internal space within recently permitted, commenced or completed flatted developments. The conclusions were that 25% of developments did not provide any defensible outdoor amenity space for flats and, of those developments that do include defensible space, only 58% would meet the level considered appropriate, as defined in the proposed Policy below. Therefore Policy DM3 sets out the Council's minimum requirement.

### DM3: Safeguarding Amenity

1. Development should avoid harm to the amenity of future occupants and existing occupants of nearby land, buildings and residences including by way of overlooking, loss of daylight or sunlight or overbearing appearance.
2. All proposals for new housing developments should demonstrate that they provide adequate internal and external space in order to ensure an appropriate living environment for future occupiers. To achieve this, developments should:
  - a) meet, as a minimum, the DCLG's Technical Housing Standards – Nationally Described Space Standard (and/or subsequent revisions to this standard) as set out in Appendix 1.
  - b) Provide an area of external amenity space for each dwelling, that is:
    - i. Private
    - ii. Useable
    - iii. Secure and defensible
    - iv. Appropriately located

Where communal amenity space is provided instead of private gardens, 20 square metres per dwelling should normally be provided. Where private balconies are provided 15 square metres per dwelling should normally be provided.

### Explanatory notes:

- A private outdoor space is one which is not significantly overlooked from the street or other public place. Private balconies on the front elevation of flats may be acceptable if the building is set back from the street onto which they face. If the building is sited on or close to the back edge of the pavement, a balcony on the front elevation, where the activities of the occupants can be observed by passers-by, is not likely to provide acceptable private outdoor space. However, recessed balconies may provide sufficient privacy.
- As a guideline, private balconies should have minimum depth of 1.5m and width of 2m.
- Where an area of private garden is proposed for the exclusive use of a dwelling house, as a guideline, this should be at least 10m in depth and the width of the dwelling. The garden should be of sufficient size to accommodate a storage shed (including a bike store), a small patio area for sitting out, space to facilitate the drying of clothes (rotary or washing line), play space, and shrubs and borders for planting, in order to support the health and wellbeing of the occupants and providing valuable wildlife corridors and habitats.

- In town centre locations, if there is public open space which is readily accessible by foot, there may be justification for less external amenity space, however it is important private or semi-private space for residents is still provided. Areas such as roof terraces and internal courtyards can contribute to communal space provision.

<b>Local Plan Part 1 parent policies</b>	TD1: Townscape and Design AHN3: Housing Types and Size LRC1: Leisure and Recreation Facilities
<b>Monitoring</b>	<p><b>Indicator:</b> Ensuring housing and outdoor amenity spaces are adequate for the needs of occupiers.</p> <p><b>Targets:</b> Refusal, and dismissal at appeal, of proposals which fail to comply with the NDSS or provide adequate external amenity space. Good performance of developments against design audit criteria.</p>

## Public Realm

- 2.27 Public realm includes space that is within and between buildings which is publicly accessible for use by everyone. Land ownership has no direct impact on whether a space is considered to form part of the public realm. However, it can have a significant impact on its long-term maintenance.
- 2.28 Public realm is important because it can help to deliver far reaching social, economic and environmental benefits, including:
- Enhancing identity and civic pride,
  - Attracting more visitors,
  - Increasing expenditure,
  - Helping retailers (in village and town centres),
  - Creating safe places,
  - Facilitating a sense of community and/or social cohesion,
  - Aiding legibility,
  - Providing interesting vistas, and
  - Breaking up the built form.
- 2.29 The most successful places exhibit functional and attractive hard and soft landscape elements, with well-orientated and detailed routes and include facilities such as seats and play equipment. Well-designed spaces will be inclusive, catering the needs of all groups in society, including children, or those with limited mobility. Public art and sculpture can play an important role in making interesting and exciting places that people enjoy using.

- 2.30 Well-designed public realm can also be multifunctional, with the integration of elements such as sustainable drainage systems (SuDS) to manage flood risk, and planting schemes that support biodiversity while also helping to control air pollution and moderate temperatures. Consideration of such issues at an early stage will often mean they can be implemented at little or no additional cost.
- 2.31 Good quality public realm plays a huge role in the concept of sustainable, inclusive communities and aids community cohesion. Gated developments are not considered to fit with this concept as they create a physical form that says ‘keep out’. The Council wants to ensure that new communities integrate with their wider environment, therefore gated developments should be avoided.

#### DM4: Public Realm

Development which results in the creation of new or changes to existing public realm should:

- a) Improve legibility and links to a coherent wider network by promoting routes and wayfinding between the development and local amenities to facilitate walking routes, including public transport stops;
- b) Ensure public realm design takes account of the established townscape, and historic character, and quality of materials in the surrounding area;
- c) Include landscaping treatment that is suitable for its location, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- d) Ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest, particularly at street level;
- e) Provide safe and direct pedestrian and cycle movement through the space;
- f) Incorporate appropriate and robust hard landscape design, using good quality materials.
- g) Where appropriate, include the installation of public art;
- h) Deliver proposals that incorporate the principles of inclusive design. Proposals for gated development will be resisted; and
- i) Act on the available opportunities for creating new, high quality public realm.

<b>Local Plan Part 1 parent policies</b>	TD1: Townscape and Design
<b>Monitoring</b>	<p><b>Indicator:</b> Ensuring development involving the creation of new or changes to existing public realm are of a high quality.</p> <p><b>Targets:</b></p>

	Refusal, and dismissal at appeal, of proposals which fail to provide high quality public realm. Good performance of developments against design audit criteria.
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## Safer Places

- 2.32 An important aspect of achieving good design is to deter criminal and anti-social behaviour. Safety and security stem from good site planning and careful design of buildings and spaces. Design has a crucial role to play in creating places that not only feel safe but are safe. The Policy below has been produced to ensure that designing out crime is a consideration for all new development. There are times when safety will need to be balanced against other considerations, for example through the use of down-lighting to provide security while minimising impacts on the landscape or ecological interests.

### DM5: Safer Places

Development should contribute to the provision of safe public and private spaces by:

- a) Providing entrances in visible, safe and accessible locations;
- b) Maximising natural surveillance;
- c) Ensuring that there is adequate defensible space; and
- d) Providing appropriate lighting.

<b>Local Plan Part 1 parent policies</b>	TD1: Townscape and Design
<b>Monitoring</b>	<p><b>Indicator:</b> Delivering design which promotes safety and security.</p> <p><b>Targets:</b> Refusal, and dismissal at appeal, of proposals which fail to promote safety and security. Good performance of developments against design audit criteria.</p>

## Comprehensive Development

- 2.33 Due to the various planning constraints within the Borough, many of the potential housing sites adjoin each other or are in multiple ownership. If schemes for these sites came forward without a co-ordinated approach it could result in unintegrated, piecemeal development. The Council's aim is for cohesive, integrated and sustainable communities, therefore piecemeal developments which create pockets of isolated, inward-looking developments should be avoided.

2.34 Cumulatively, neighbouring developments can have a much more significant impact on the landscape, townscape, and historic environment than a single site. As such, it is important that developers consider their schemes in the wider context, including by working together to produce a masterplan for a larger area of development wherever possible.

2.35 The following Policy sets out the Council's expectations.

**DM6: Comprehensive Development**

Comprehensive development that achieves a coordinated approach with adjoining sites will be encouraged, especially when it may result in additional benefits to the Borough.

Where piecemeal development is proposed, it should be demonstrated that it will not prejudice the development of adjoining land. This should include facilitating connections between the sites or demonstrating how connections can be made to future adjacent developments. Development proposals that unreasonably restrain the potential for developing an adjoining site or artificially subdividing a site will not be supported.

Masterplans will be sought for large development sites, particularly where they are in multiple ownerships. This requirement will be considered on a site by site basis.

2.36 This policy will apply where;

- a site allocation is in multiple ownership, or
- where allocations are adjacent to each other or other permitted sites that are not yet implemented, or
- where it is otherwise known that development is likely to come forward on neighbouring land.

2.37 Masterplans will normally be sought for developments with a combined total of 100 homes or more.

2.38 To demonstrate that the requirements of this policy have been met, the design and access statement accompanying an application should identify other planned development nearby, set out information on engagement which has taken place with neighbouring developers and landowners, and detail how this has informed the proposals.



<b>policies</b>	
<b>Other documents or guidance</b>	Surrey Design Guide (2002)
<b>Monitoring</b>	<p><b>Indicator:</b> Adjacent development sites being developed in a coordinated way.</p> <p><b>Target:</b> Refusal, and dismissal at appeal, of proposals which fail to demonstrate opportunities for comprehensive development have been pursued.</p>

## Transport

- 2.39 The spatial vision and strategic objectives of Local Plan Part 1 seek to encourage sustainable modes of transport and a reduction in the need to travel wherever possible. Reducing people's reliance on driving by directing new development to sustainable locations, whilst at the same time promoting attractive and convenient alternatives, including public transport, will help reduce congestion and pollution caused by traffic. This is consistent with the objectives set out in the NPPF and the Surrey Transport Plan 3 (updated 2016). The spatial focus for new jobs and homes to be located in Waverley is set by Local Plan Part 1. Transport infrastructure considered necessary to support new development is set out in more detail within the Infrastructure Delivery Plan (IDP).
- 2.40 Through the preparation and examination of Local Plan Part 1, it was established that the highway network has the overall capacity to accommodate the proposed level of growth across the Plan period. Any housing sites allocated through Local Plan Part 2 or neighbourhood plans will contribute to the level of growth already assessed. Therefore, the overall transport infrastructure capacity requires no reassessment for the allocations in Local Plan Part 2. However, see Chapter 7 for specific local transport considerations (traffic mitigation and highway safety), in relation to the Local Plan Part 2 housing allocations.
- 2.41 Improving the quality of new development and achieving high design standards is a priority for Local Plan Part 1, and is supported by Policies DM1-8 in Local Plan Part 2, which set criteria for all new developments to meet. The physical form and qualities of a place shape the way it is used and the way people and vehicles move through it. The NPPF is clear that development proposals should ensure 'safe and suitable access to the site can be achieved for all users'. The NPPF also stresses the importance of:
- the efficient delivery of goods, and access by service and emergency service vehicles;

- giving priority to pedestrian and cycle movements;
- creating places that are safe, secure and attractive – which minimise the scope for conflicts; and
- considering the needs of people with disabilities and reduced mobility.

2.42 Building on the strategic Policy ST1: Sustainable Transport in Local Plan Part 1, Local Plan Part 2 sets out a more detailed Development Management policy that seeks to provide additional detailed guidance on specific matters to complement ST1.

2.43 It is important to note that the design and layout of access should be designed at the outset of the proposal, as this will determine the layout of the rest of the development. The design of parking areas, turning points and servicing areas are key to the success of the development and can have a positive impact on the area if designed well.

2.44 Good highway design should reflect the diversity of people who use it and not impose barriers of any kind. People with disabilities in our community should be able to access the places everyone else takes for granted. Development proposals should ensure that the needs of people with all types of mobility difficulties, both physical and sensory, are taken into account when considering the design of development proposals. This includes extensions to all buildings particularly those used by the general public such as shops and community facilities. Large scale redevelopment which affects or creates new streets, footpaths and public transport infrastructure should also consider Inclusive Mobility standards and the need for shared space in new development. 'Inclusive Mobility' published by the Department for Transport, sets out design guidance for the wider pedestrian environment, public transport and associated infrastructure to respond to the needs of disabled people. Many other people will also benefit from an accessible environment, including those travelling with small children, or carrying luggage or heavy shopping. The wider pedestrian environment also includes improving access to public transport.

2.45 The Council is concerned that Heavy Goods Vehicles (HGVs) using town centres, residential streets and country lanes not designed for that purpose, may have a detrimental effect in terms of safety and amenity. HGVs should be channelled onto suitably engineered roads in order to assist the protection of the environment, to assist the safe and efficient movement of goods to reduce the maintenance requirements of local roads. 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. Measures which could be incorporated in these documents include provision for any off-site highway works to accommodate lorry access and restrictions on delivery hours.

- 2.46 Proposals for new development will be expected to provide an appropriate level of off-street parking facilities, either on the site itself or in a nearby area, in accordance with the Council's adopted Guidance. In October 2013, the Council published its Parking Guidelines for residential and non-residential development. It is based on the 2012 Surrey County Council Parking Guidelines, amended to reflect local circumstances. Since then the 2012 guidance has been updated in January 2018 to include electric vehicle charging standards. A revised Waverley Parking Guidelines SPD is scheduled to be prepared after Local Plan Part 2. The emergence of electric vehicles and a projected growth in their use and ownership dictates that charging points must also become integral to all new development. Similarly, the popularity of cycling for leisure and commuting means that there is a demand for high quality cycle parking as part of new development. The revised Parking Guidelines SPD will provide guidance on parking for people with disabilities, school parking, car clubs and electric vehicle charging points.
- 2.47 Maintaining and enhancing the role of public transport is essential in helping to reduce reliance on the private car and in delivering a more balanced and sustainable approach to transport provision. The benefits of increasing use of the public transport system include easing the pressure on the road network, improving road safety and reducing the negative environmental consequences of road traffic. The quality of interchange facilities, especially at rail stations and in town centres, and the quality and convenience of access to and from public transport facilities are of a major significance to the attractiveness of public transport.
- 2.48 Pedestrian and cycle routes are important contributors to providing sustainable access to services, facilities and jobs. A number of pedestrian and cycleway projects are included in the IDP schedule.

### DM7: Accessibility and transport

In order to promote sustainable transport modes and patterns, development should:

- a) Provide safe and convenient access for all highway users, in a way which:
  - i. Does not compromise pedestrian and cycle movements, or compromise access to the highway and public transport facilities and services;
  - ii. Manages vehicle speeds and does not have a severe residual cumulative impact on the capacity of the highway network;
  - iii. Does not adversely increase the risk of accidents or endanger the safety of road users including pedestrians, cyclists, and other vulnerable road users; and
  - iv. Provides adequate space for delivery vehicles.
- b) Incorporate a highway design and layout that:
  - i. Complies with highways standards and guidance, including adequate circulation, turning space and visibility splays,
  - ii. Achieves a permeable highway layout, connecting with the existing highway network safely and includes safe access for pedestrians and cyclists,
  - iii. Allows for effective access by service and emergency vehicles at all times, and,
  - iv. Where appropriate takes account of the proposed major highway improvements as identified in the Infrastructure Delivery Plan
- c) Meet the highest standards of accessible and inclusive design, including meeting the needs of less mobile people and those with disabilities.
- d) Minimise the adverse impact of any potential HGV traffic movements, particularly on rural lanes unsuitable for HGVs.
- e) Include adequate car parking spaces and secure cycle storage in accordance with the Council's parking guidelines.
- f) Where appropriate retain and enhance public transport infrastructure, service and interchange facilities.

<b>Local Plan Part 1 parent policies</b>	ST1: Sustainable Transport
<b>Monitoring</b>	<b>Indicator:</b> New developments taking opportunities to promote safe,

	<p>accessible, and sustainable transport routes and methods.</p> <p><b>Targets:</b></p> <p>Refusal, and dismissal at appeal, of proposals which fail to promote safe, accessible, and sustainable transport routes and methods.</p> <p>Performance of developments against design audit criteria.</p>
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## Trees and Landscape

- 2.49 The impact on important trees, groups of trees and hedgerows should be considered in formulating development proposals.
- 2.50 Trees are intrinsic to Waverley's character, with wooded hillsides a particularly important feature of the Borough. The Council considers that it is important that development seeks to retain trees and woodlands, and enhance them where possible.
- 2.51 As well as their contribution to the character of the Borough, trees play an essential role in relation to a wide variety of environmental objectives including supporting biodiversity, carbon sequestration, water management, and controlling air pollution.
- 2.52 Climate change and diseases such as ash dieback represent a major threat to the trees and woodlands across the country, while some imported species can reduce biodiversity. As such, it is important that when managing woodlands or proposing new planting, consideration is given to the use of resilient native species or appropriate introduced species.

### DM8: Trees, Woodland, Hedgerows and Landscaping

Development should:

- a) retain woodland, important trees, groups of trees and hedgerows;
- b) adequately protect trees and hedgerows during all phases of development to avoid damage including activities causing soil compaction or severance of roots;
- c) provide adequate separation between trees or hedgerows and the proposed development, so as to secure their long-term retention and potential growth, including for trees to be planted as part of the development's landscaping scheme and;
- d) incorporate high quality landscape schemes, appropriate to the scale, nature, and location of the development. Proposals should include details of the long term management and maintenance of new and existing trees and landscaping.

Where significant harm to existing woodland and important trees and hedgerows cannot be avoided, it should be adequately mitigated for, or, as a last resort, compensated for.

Proposals which would result in the loss or deterioration of irreplaceable habitats will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy exists.

#### Explanatory notes:

- For the purpose of this policy, irreplaceable habitats include ancient woodland and ancient or veteran trees. Ancient woodland are areas which have been wooded continuously since at least 1600, and as such have significant cultural, historic, and environmental value.
- Many ancient woodlands are identified on planning maps, however lower density and smaller woodlands may not be identified. The poor condition of an ancient woodland should not be considered as a factor in favour of a development, as good management will normally improve its condition.
- Wholly acceptable reasons are those where the public benefit would clearly outweigh the loss or deterioration of the habitat, for example infrastructure projects.
- Development can have direct and indirect impact on woodlands and trees which will threaten their retention including through ground pollution, changes to the water table, and the loss of semi-natural habitats next to ancient woodland.

- When considering consultations by the Forestry Authority in respect of felling and thinning licences, woodland creation and woodland grant scheme applications, the Council will support proposals which are sympathetic to local landscape character, conserve wildlife habitats and which include acceptable proposals for replanting or management.
- The Council may attach planning conditions, seek planning obligations or make Tree Preservation Orders to ensure future protection and management of important trees including new planting where appropriate.

<b>Local Plan Part 1 parent policies</b>	NE1 – Biological and Geological Conservation NE2 – Green and Blue Infrastructure
<b>Other documents or guidance</b>	Waverley Borough Council Tree guidelines (March 2012)
<b>Monitoring</b>	<b>Indicator:</b> Retention and enhancement of Trees, woodlands and hedgerows throughout the Borough. <b>Targets:</b> Refusal, and dismissal at appeal, of proposals which involve the loss of valued trees, hedgerows and woodland.

## Planning Enforcement

2.53 The NPPF states enforcement action is discretionary and that local planning authorities should act proportionately in responding to suspected breaches of planning control. The Council expects that planning permissions will be implemented lawfully. Policy DM9 below sets out how enforcement decisions will be managed and assessed to protect amenities, safeguard the built and natural environment and uphold local planning policy in the most effective and expedient way.

### DM9: Planning Enforcement

Where breaches of planning control are suspected, decisions to act will be based on the lawfulness of the development, the expediency of taking action and in accordance with;

- a) the Development Plan,
- b) the Local Planning Enforcement Plan, as adopted, and
- c) other material considerations

<b>Other documents or guidance</b>	Local Planning Enforcement Plan 2014 and subsequent versions
<b>Monitoring</b>	<b>Indicator:</b>

	<p>Where breaches of planning control are identified, an appropriate and effective response being taken in a timely way.</p> <p><b>Targets:</b></p> <p>Enforcement notices being upheld at appeal.</p>
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# Chapter 3: Location of Development

When considering the policies in this Chapter, it is important to remember that the Development Plan should be read as a whole. This means that all relevant policies in Local Plan Part 1, relevant ‘made’ neighbourhood plans and other chapters of this document will be taken into account in determining planning applications, along with other material considerations.

## Location of Development

- 3.1 The spatial strategy for future housing delivery has been established in Local Plan Part 1 , with the location of new development set out in Policy SP2. Minimum housing allocations have been given to parishes with towns and villages in the top three tiers of the Settlement Hierarchy, as they are considered to be the most sustainable locations in the Borough for growth. Within these settlements, the Council will encourage well-designed growth, with infilling and other development which reflect the character of the settlement in terms of density and form.
- 3.2 Settlement boundaries are a key tool within a Development Plan and are used to identify the substantially built-up settlement area of a town or village. Within these areas, development will normally be considered acceptable, subject to consideration of issues such as its impact on the character and appearance of the area. Outside of settlement boundaries, whether the principle of development is acceptable will be determined on a case-by-case basis through consideration of factors including a site’s relationship with the defined settlement, and the sustainability of its location. Policies SP1, SP2, ALH1, ST1 of Local Plan Part 1 and DM12 will be of particular relevance to such applications. For settlements washed over by the Green Belt, applications will be assessed in accordance with RE2 of Local Plan Part 1 and DM11.

### DM10: Development within Settlement Boundaries

For settlements, except those washed over by the Green Belt, the principle of development within the settlement boundaries identified on the Policies Map is acceptable and development will be permitted, subject to compliance other policies in the Development Plan.

<b>Local Plan Part 1 parent policies</b>	SP2, RE2
<b>Monitoring</b>	<b>Indicator:</b> Development being concentrated within settlement boundaries (and allocated sites) in accordance with the spatial strategy.

	<b>Target:</b> Refusal, and dismissal at appeal, of inappropriate development on greenfield land outside settlement boundaries.
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### Explanatory note:

With regard to the function of settlement boundaries, there are four categories of settlement within Waverley;

- Main settlements (Farnham, Cranleigh, Godalming and Haslemere)
- Villages inset from the Green Belt (Elstead, Milford/Witley, Chiddingfold)
- Villages in the Green Belt.
- Villages in the Countryside beyond the Green Belt

## Settlement Boundaries

- 3.3 Settlement boundaries identify the area in which development is likely to be considered acceptable. These boundaries will reflect the extent of the main built up area, planning permissions and site allocations.
- 3.4 As part of Local Plan Part 2 the existing rural settlement boundaries were reviewed and boundaries for three of the main settlements have been established (Farnham's Neighbourhood Plan specifies the built up area boundary for that town)<sup>5</sup>.
- 3.5 It is acknowledged that some of the existing settlement boundaries are for settlements in parishes without a specified housing allocations established through Local Plan Part 1. However, these areas could still contribute to meeting housing needs through windfall development.
- 3.6 For settlements where the Parish or Town Council is carrying out the site allocations through its Neighbourhood Plan, any amendments to the settlement boundaries in Local Plan Part 2 are factual updates only. The Parish or Town Council may then decide to review the boundary as part of the Neighbourhood Plan to include further factual updates and site allocations.
- 3.7 This exception to this is the villages of Chiddingfold, Elstead, Milford and Witley. These villages have been inset from the Green Belt in Local Plan Part 1. These villages will also

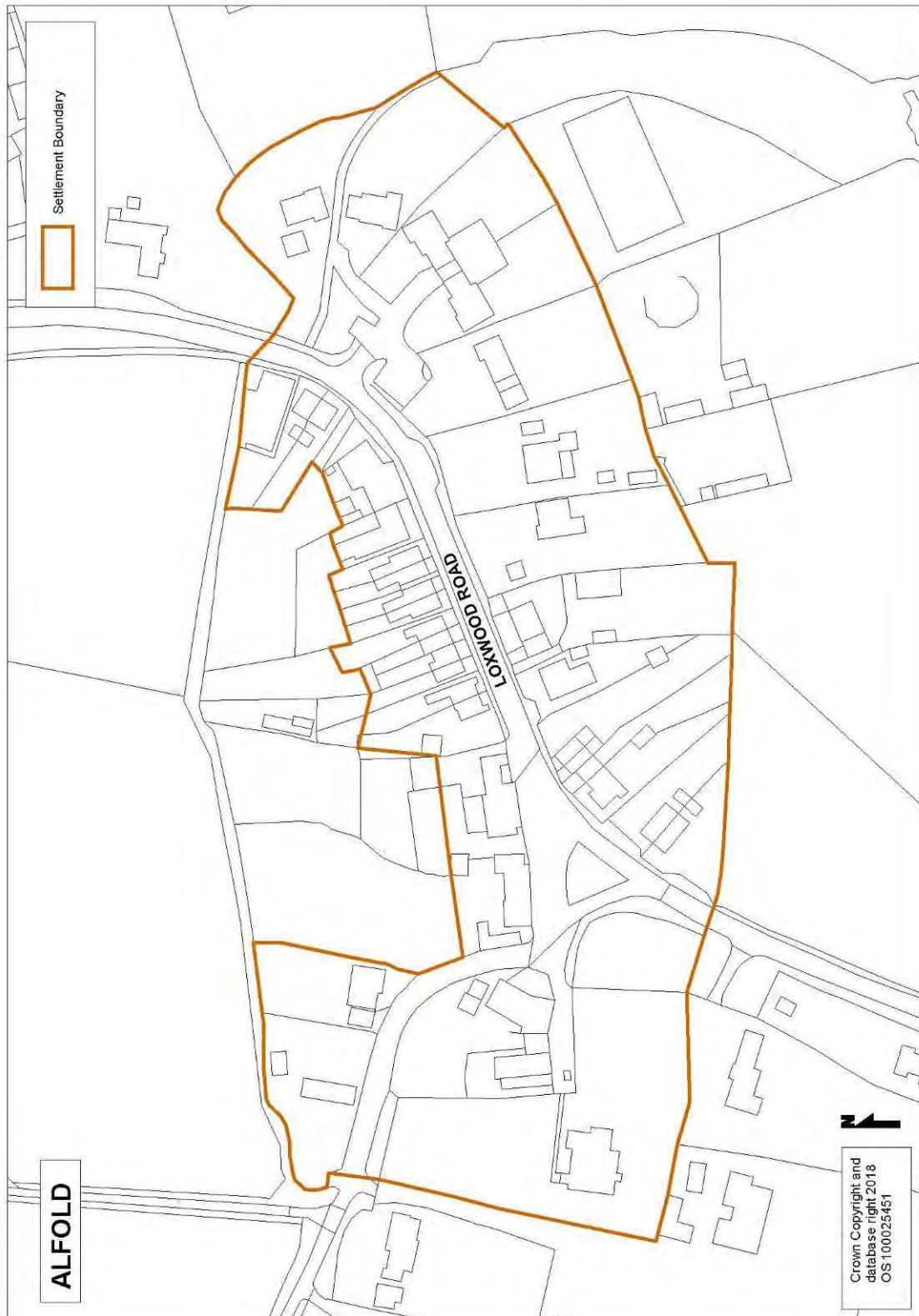
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<sup>5</sup> For the methodology of the settlement boundaries review, please see the Settlement Boundaries Topic Paper.

be accommodating some growth requiring removal of additional land from the Green Belt on the edge of the villages, either through this Pre-Submission Plan..

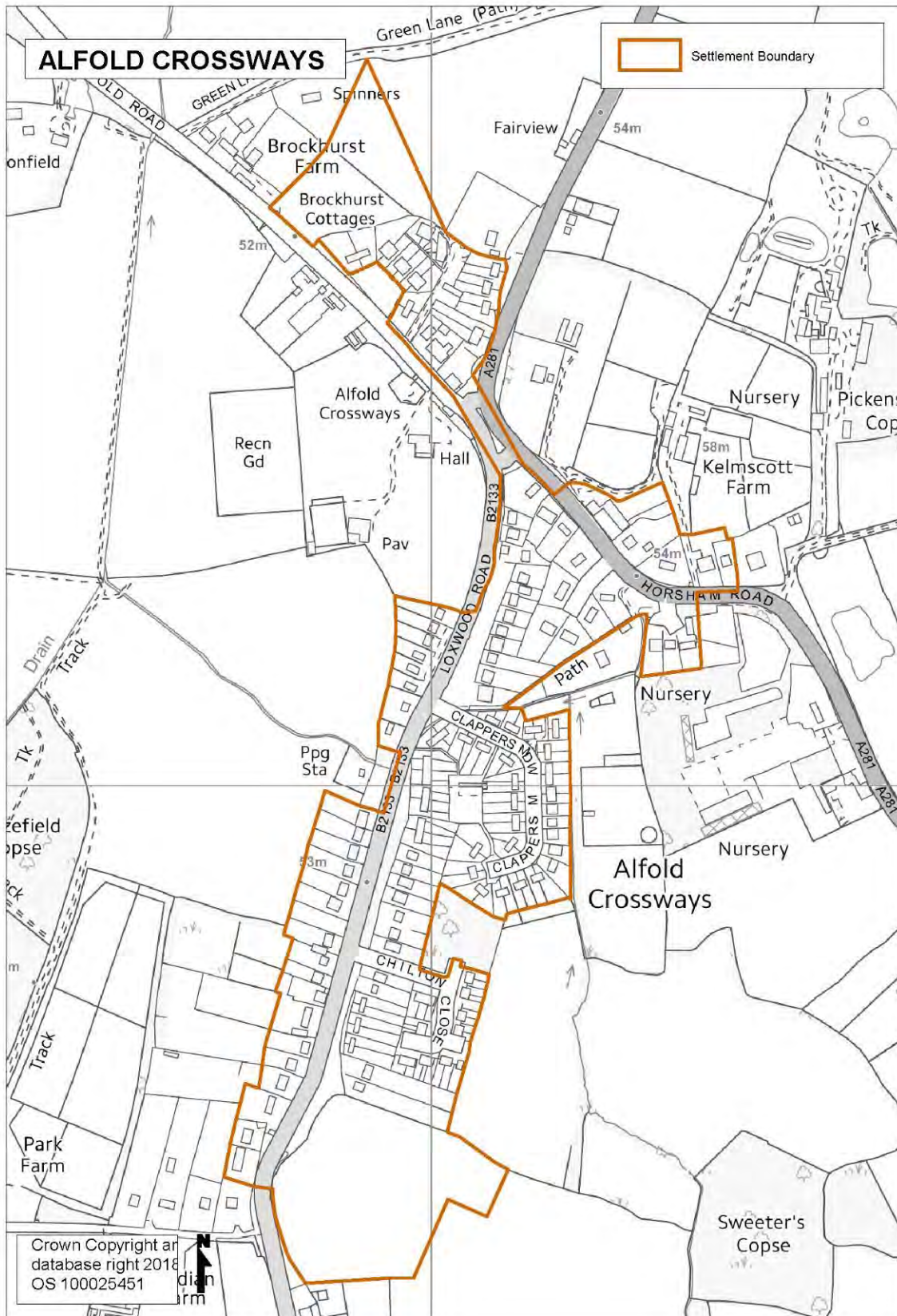
- 3.8 The NPPF sets out that strategic policies should establish the need for any changes to the Green Belt, and that detailed amendments may be made through non-strategic policies. It also makes clear Changes to Green Belt boundaries should only be made in exceptional circumstances where fully evidenced and justified. In August 2014 the Council published a detailed Green Belt Review. This identified that a number of specific parcels of land could be released from the Green Belt, along with the villages of Chiddingfold, Elstead, Milford and Witley. The Green Belt Review also set out that modest areas of land around these villages could also be released if required to meet housing needs. The Review was supported by a Topic Paper published in 2016 setting out the Council's assessment of these areas and how it would take forward the recommendations in the Review. Based on this evidence, Local Plan Part 1 released the four villages and land at Aaron's Hill and Milford Golf Course, and identifies the broad areas of these additional releases of Green Belt land around the four villages. As set out by the Inspector in his report on Local Plan Part 1, no further land will need to be released from the Green Belt in Local Plan Part 2. However, not all of the land identified in these broad areas needs to be released to meet the housing requirement, The Council has reviewed these areas alongside its site allocation process, and has worked with Chiddingfold Parish Council, to consider the most appropriate new boundaries, based on the guidance in the NPPF. From this, the Pre Submission Plan, in accordance with the strategy in Local Plan Part 1, makes detailed amendments to the Green Belt settlement boundaries for these villages. .
- 3.9 The following maps detail the new settlement boundaries. The Settlement Boundaries Topic Paper details the justification for these amendments. Where changes to the Green Belt boundary are taking place through Local Plan Part 2, this is detailed in the Green Belt Topic Paper.

Map 1 Alfold



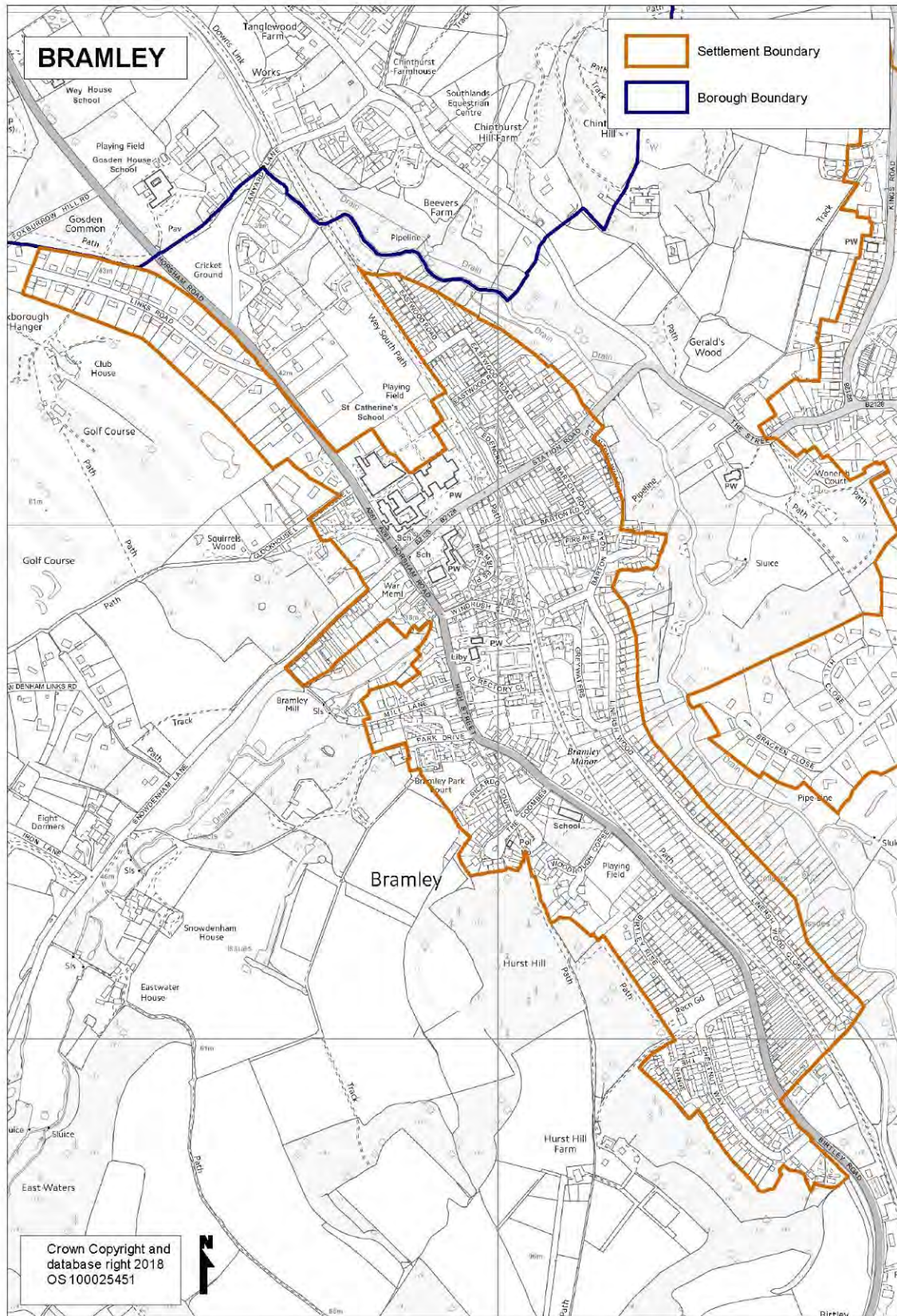


Map 2 Alföld Parish – Alföld Crossways



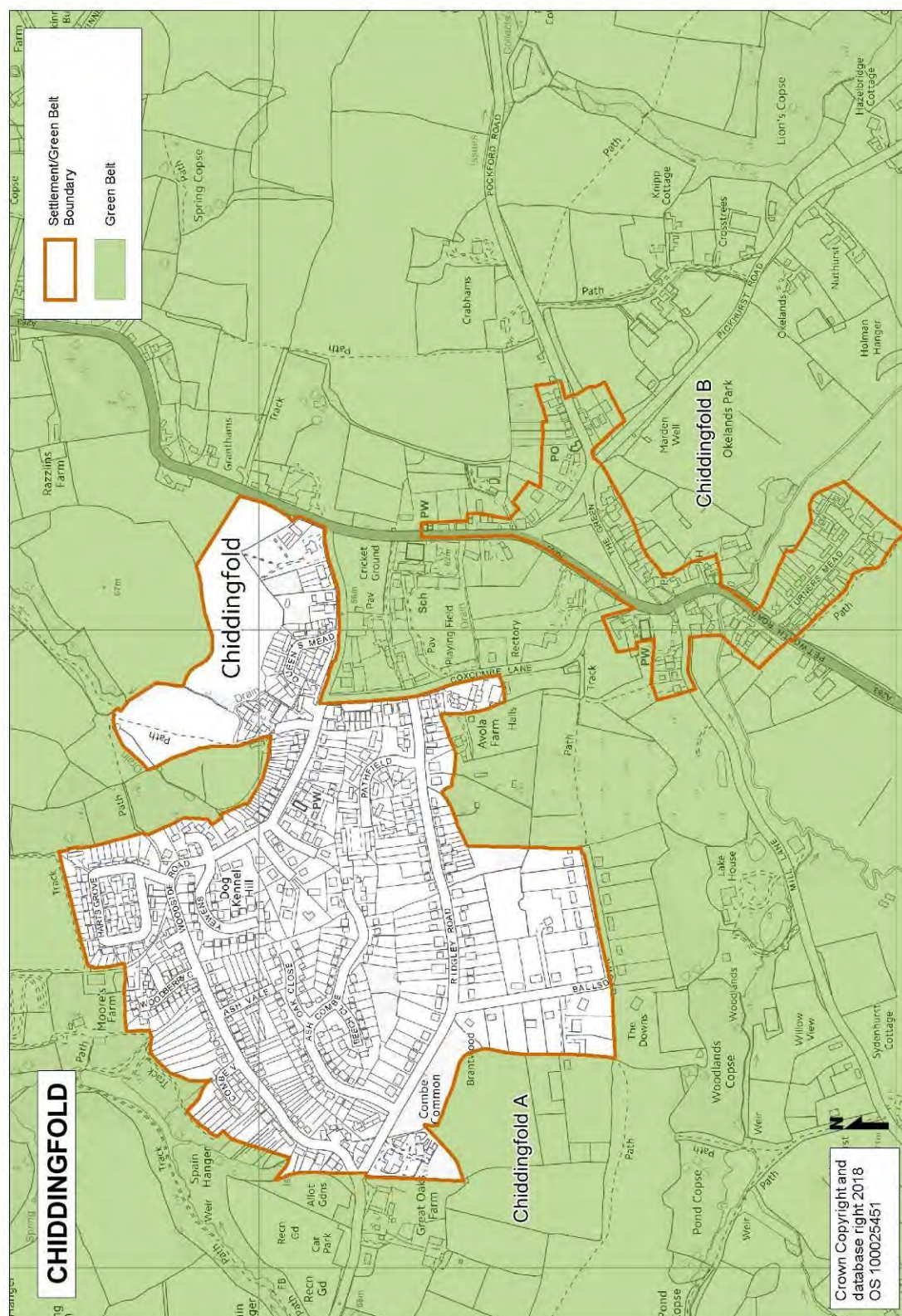


### Map 3 Bramley



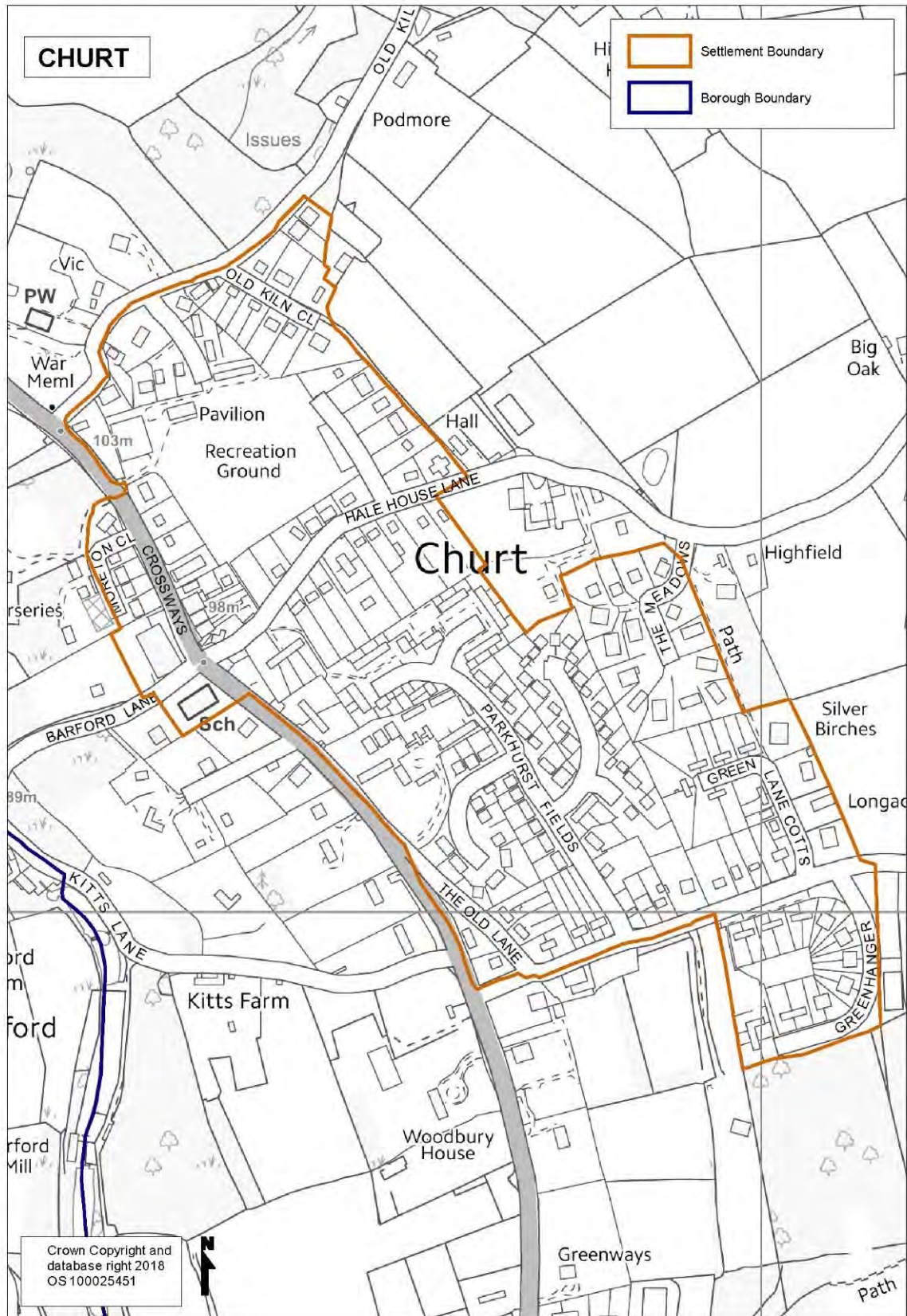


### Map 4 Chiddingfold



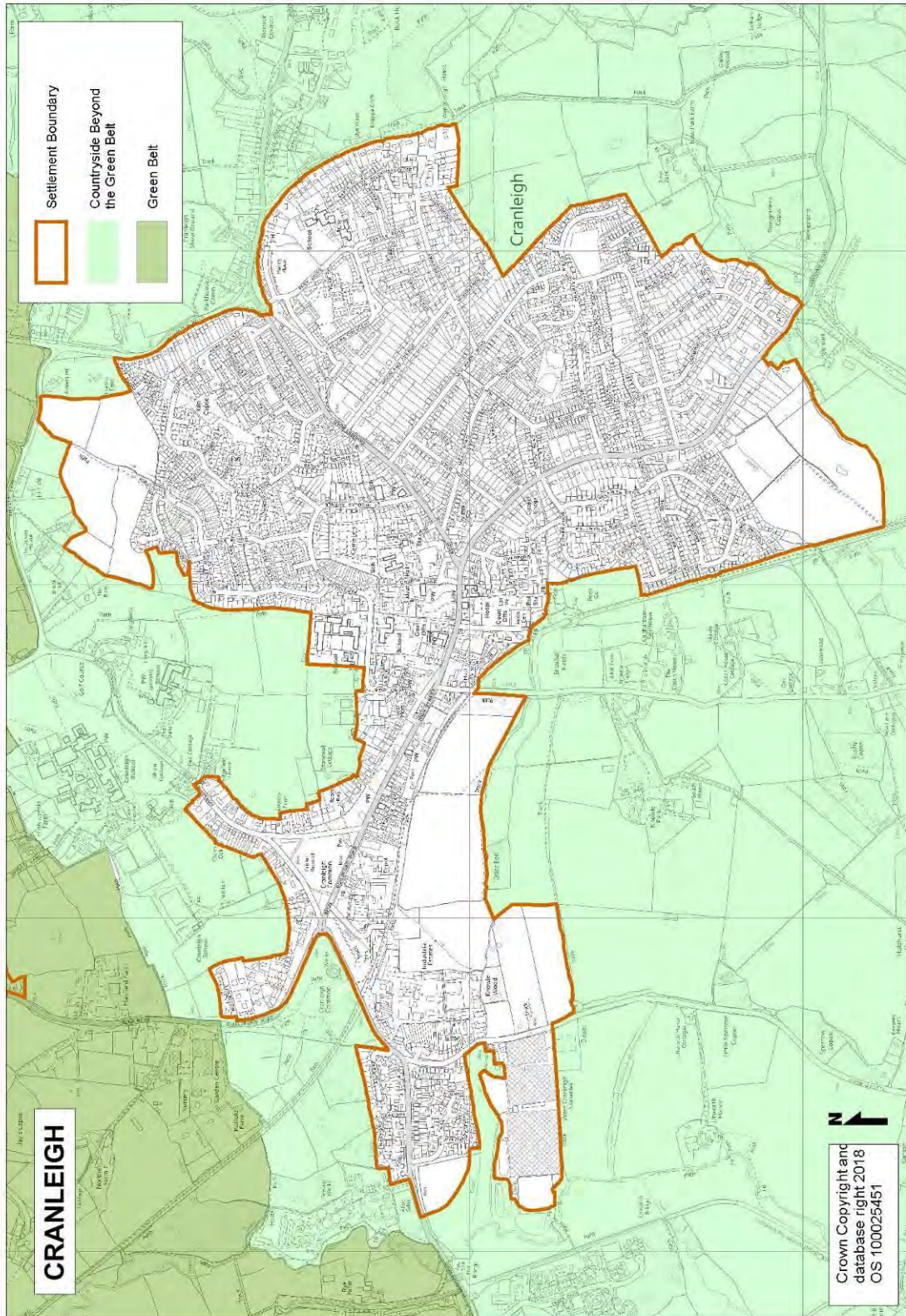


Map 5 Churt





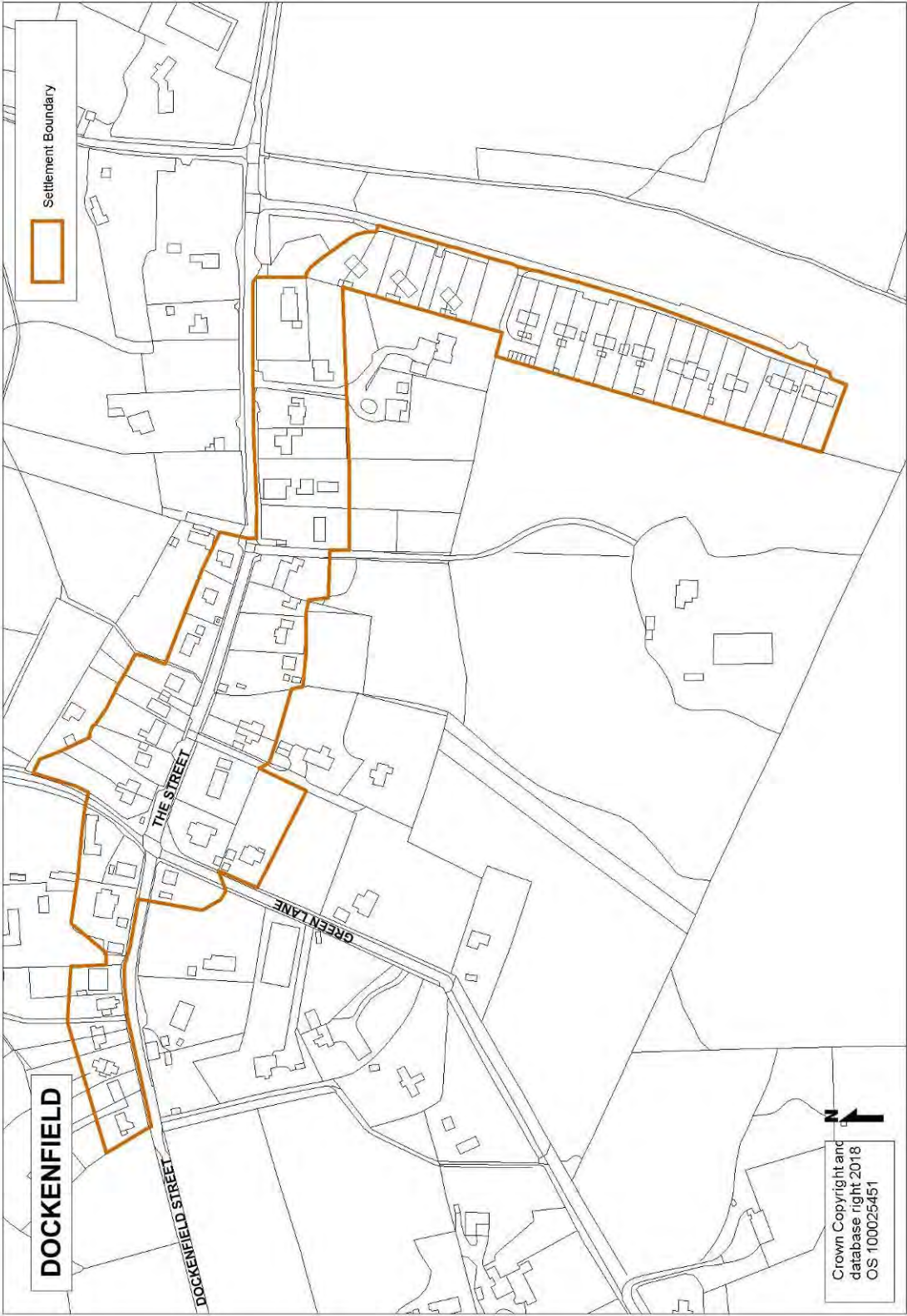
Map 6 Cranleigh





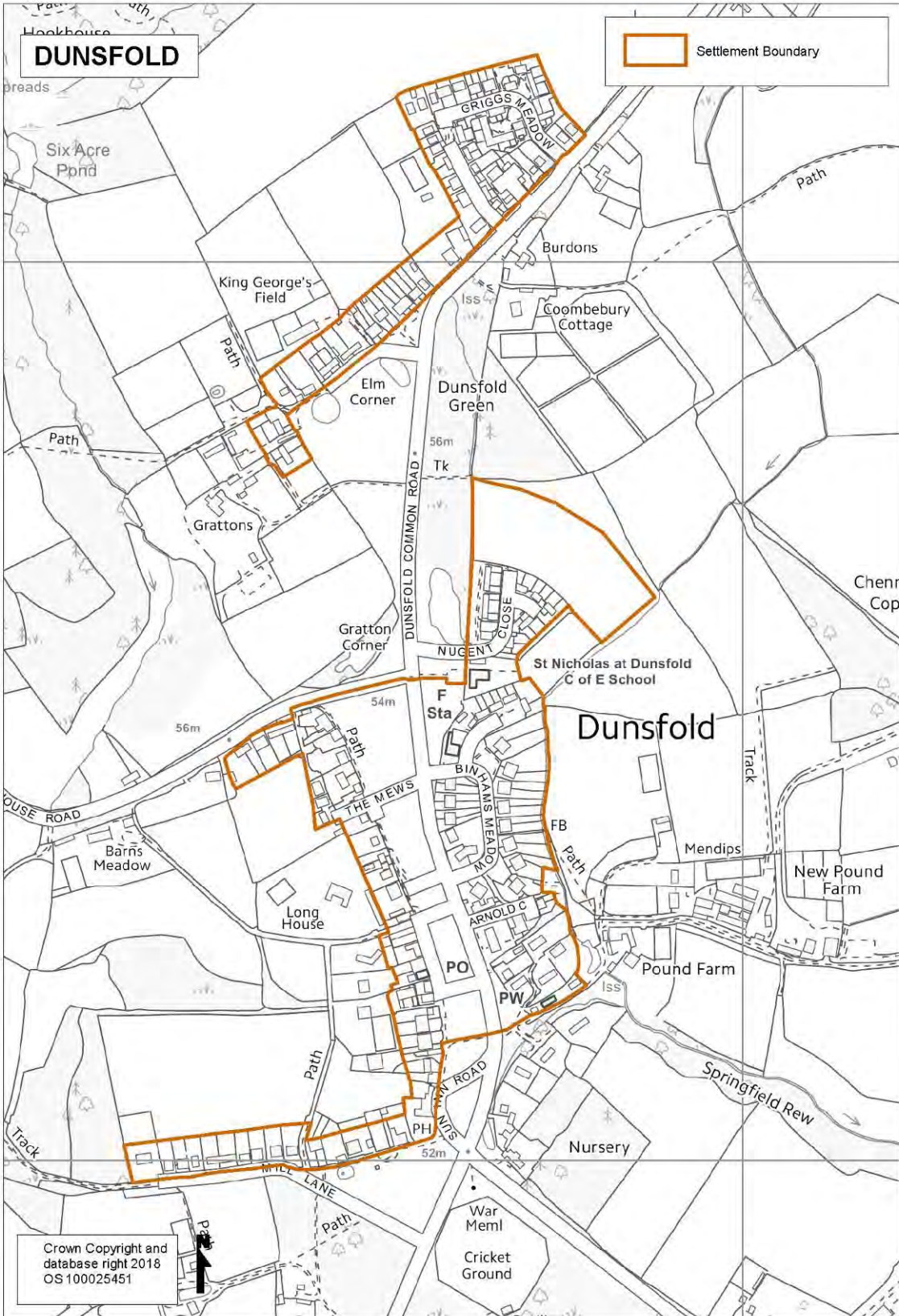
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Map 8 Dockenfield



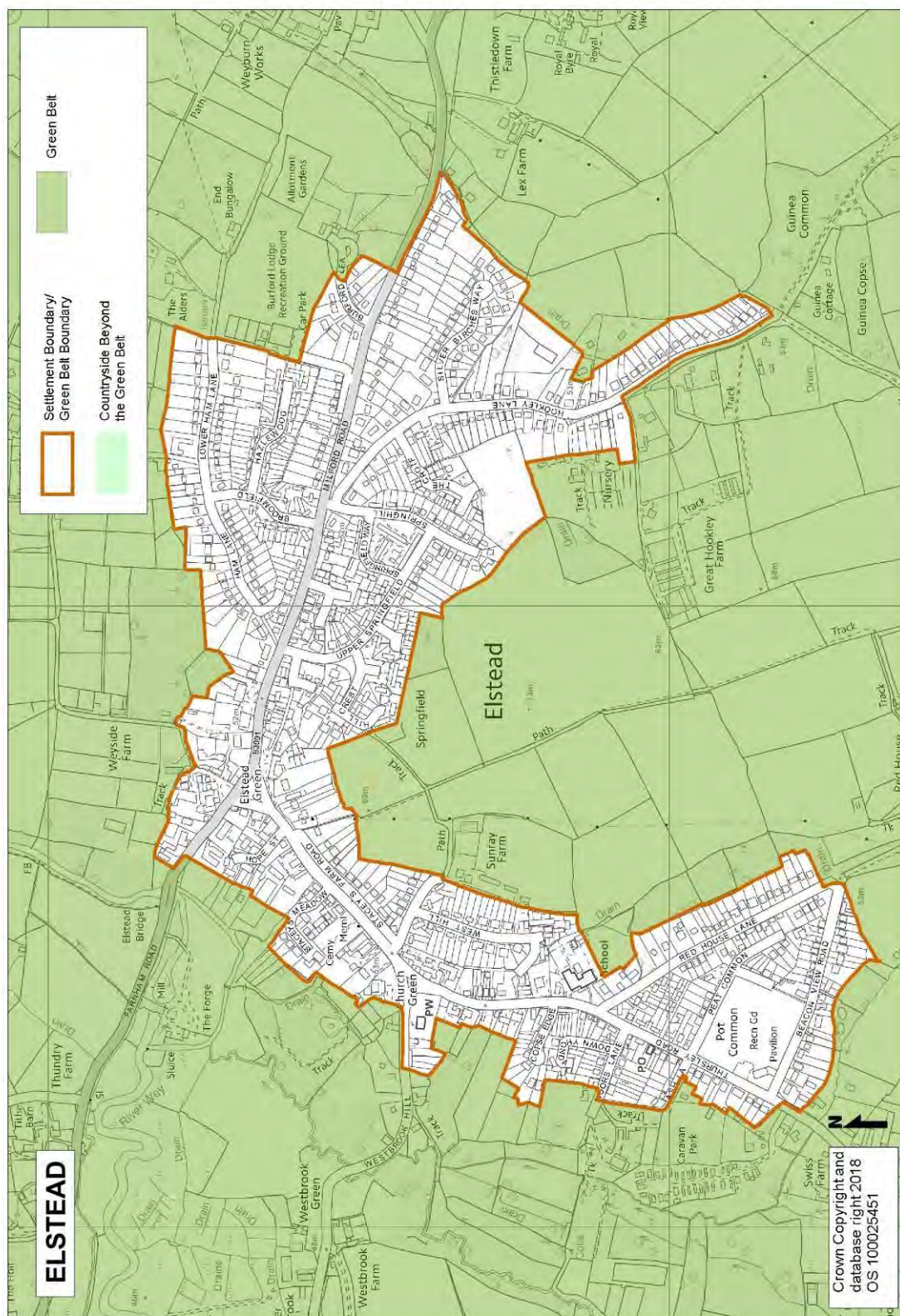


## Map 9 Dunsfold



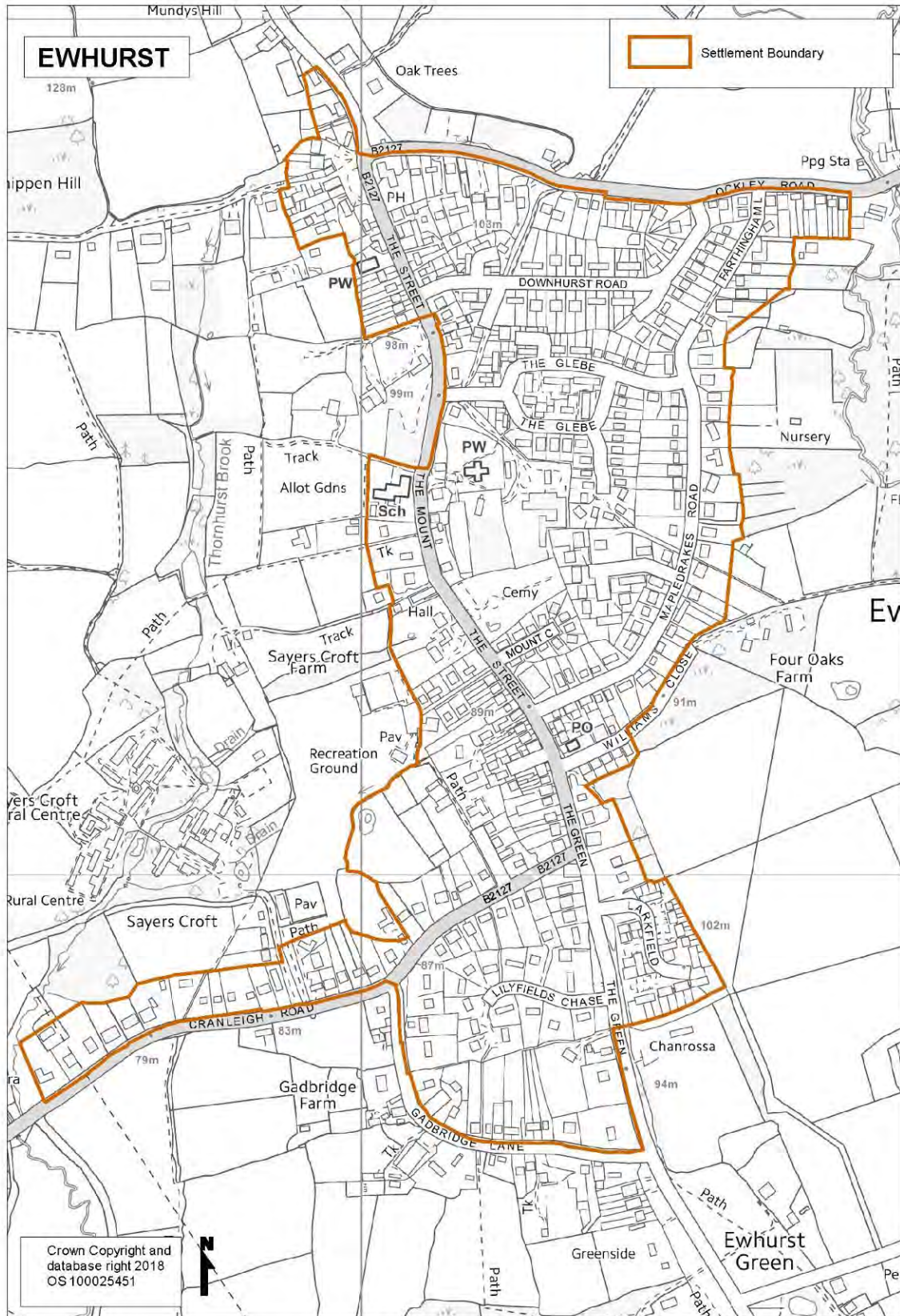


Map 10 Elstead





Map 11 Ewhurst

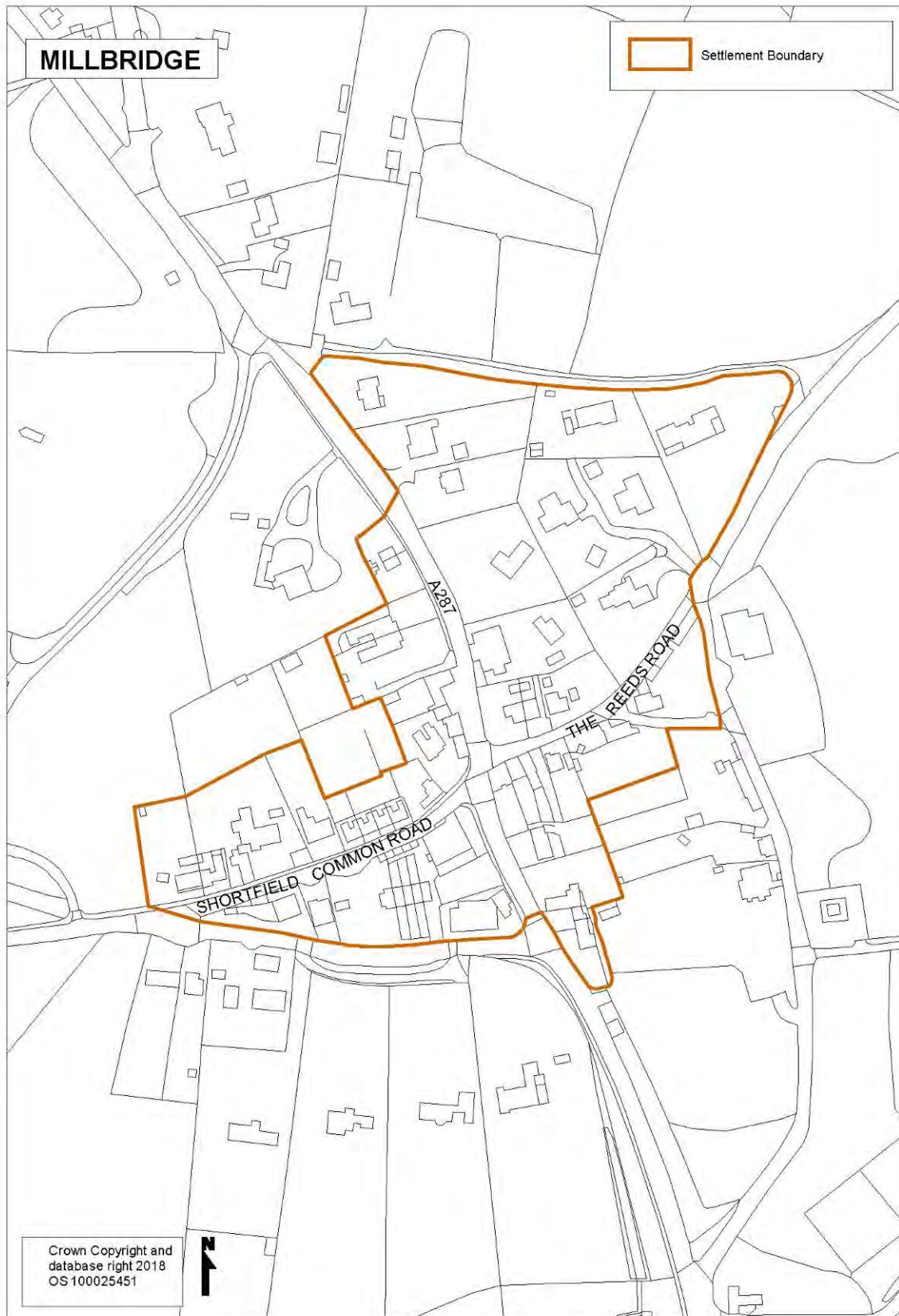


Map 12 Frensham



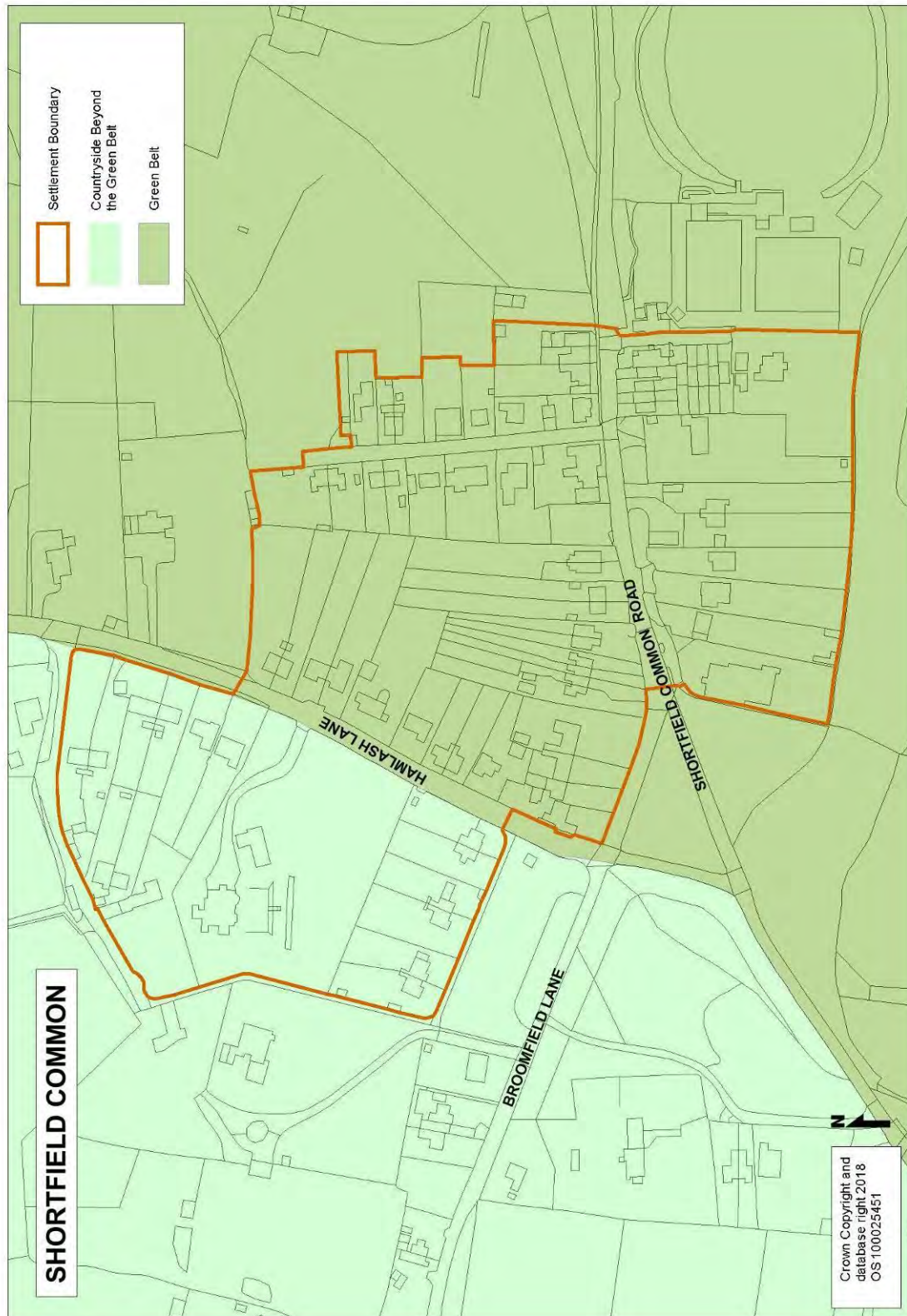


Map 13 Frensham Parish – Millbridge



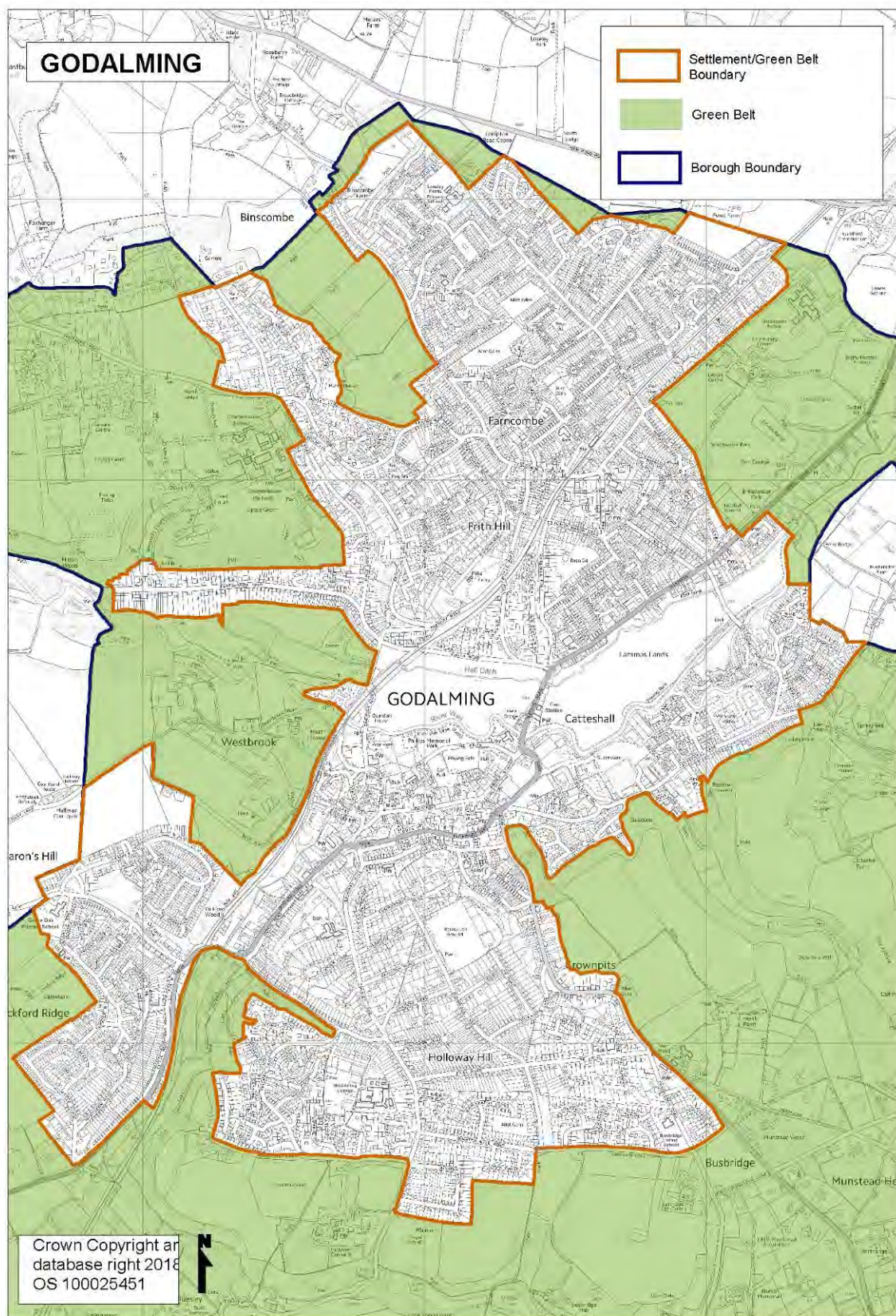


Map 14 Frensham Parish – Shortfield Common



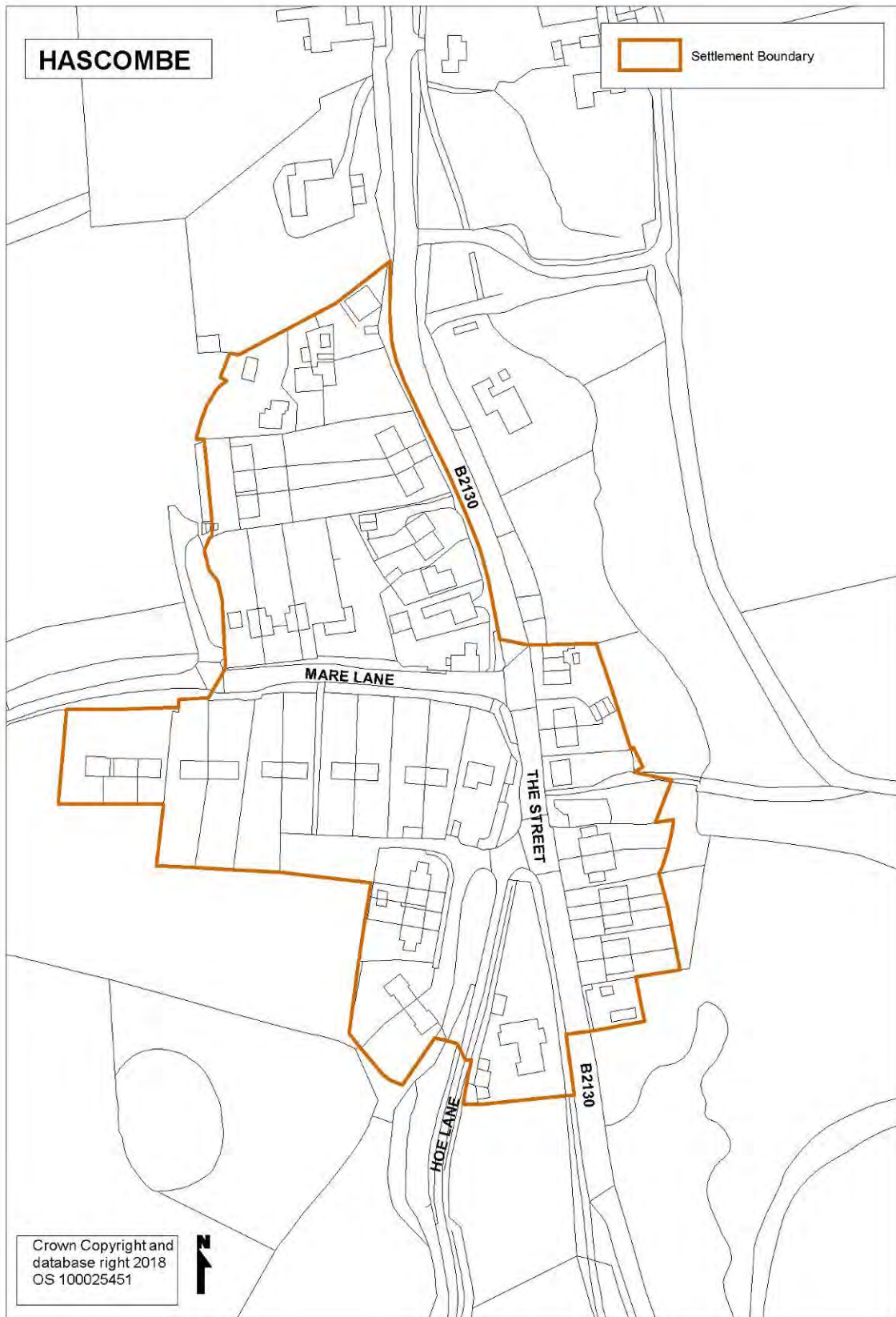


Map 15 Godalming



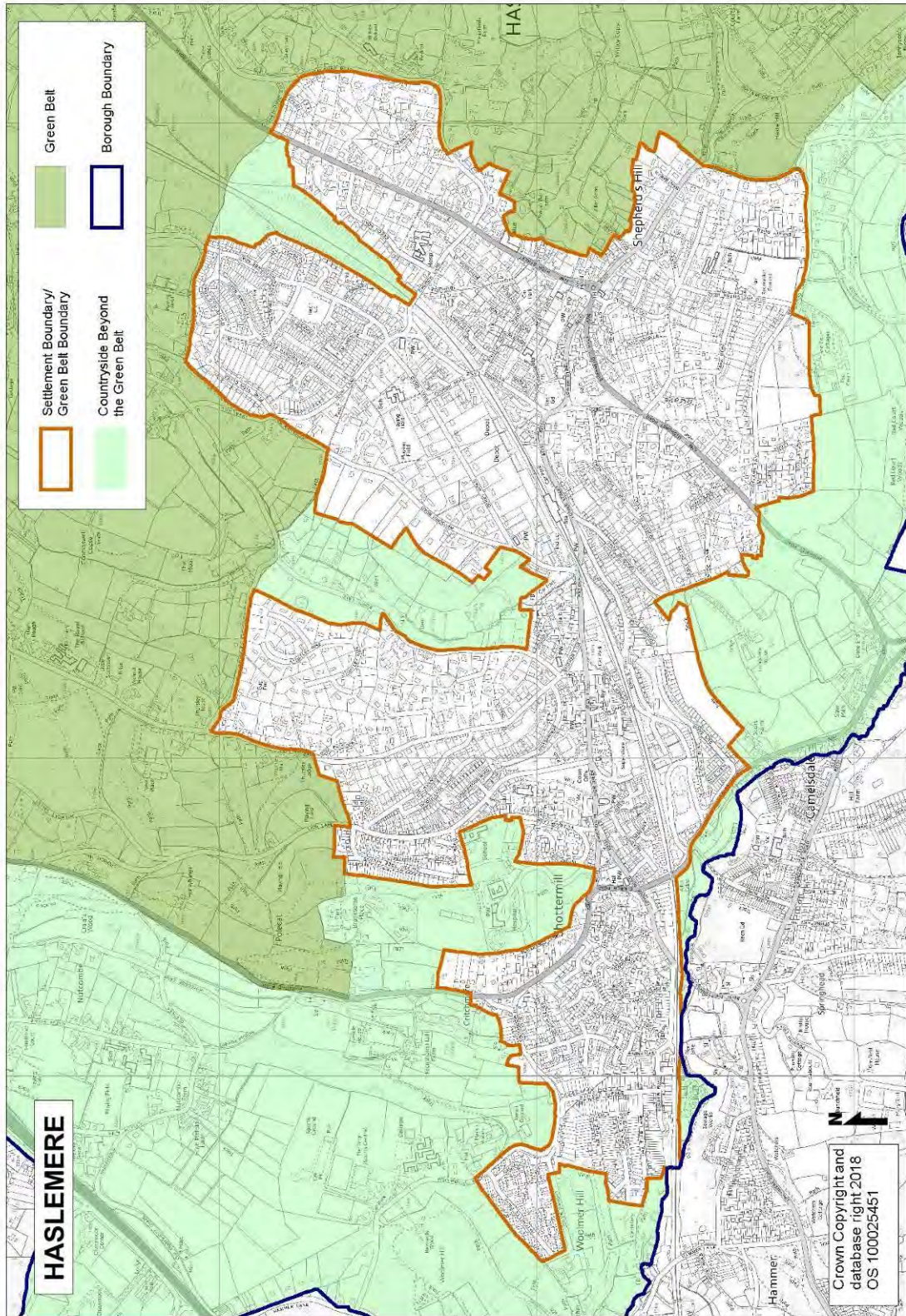


Map 16 Hascombe



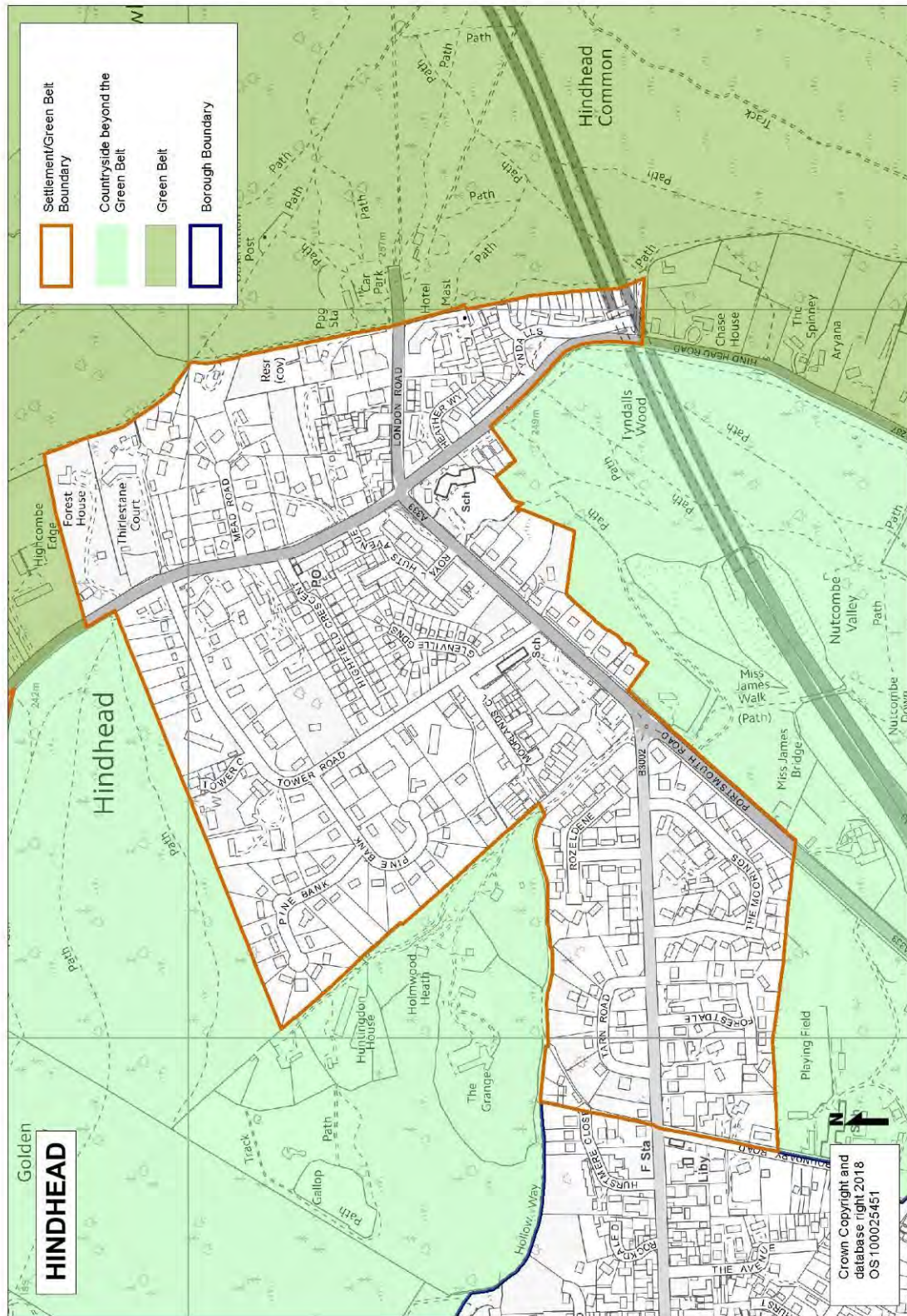


Map 17 Haslemere



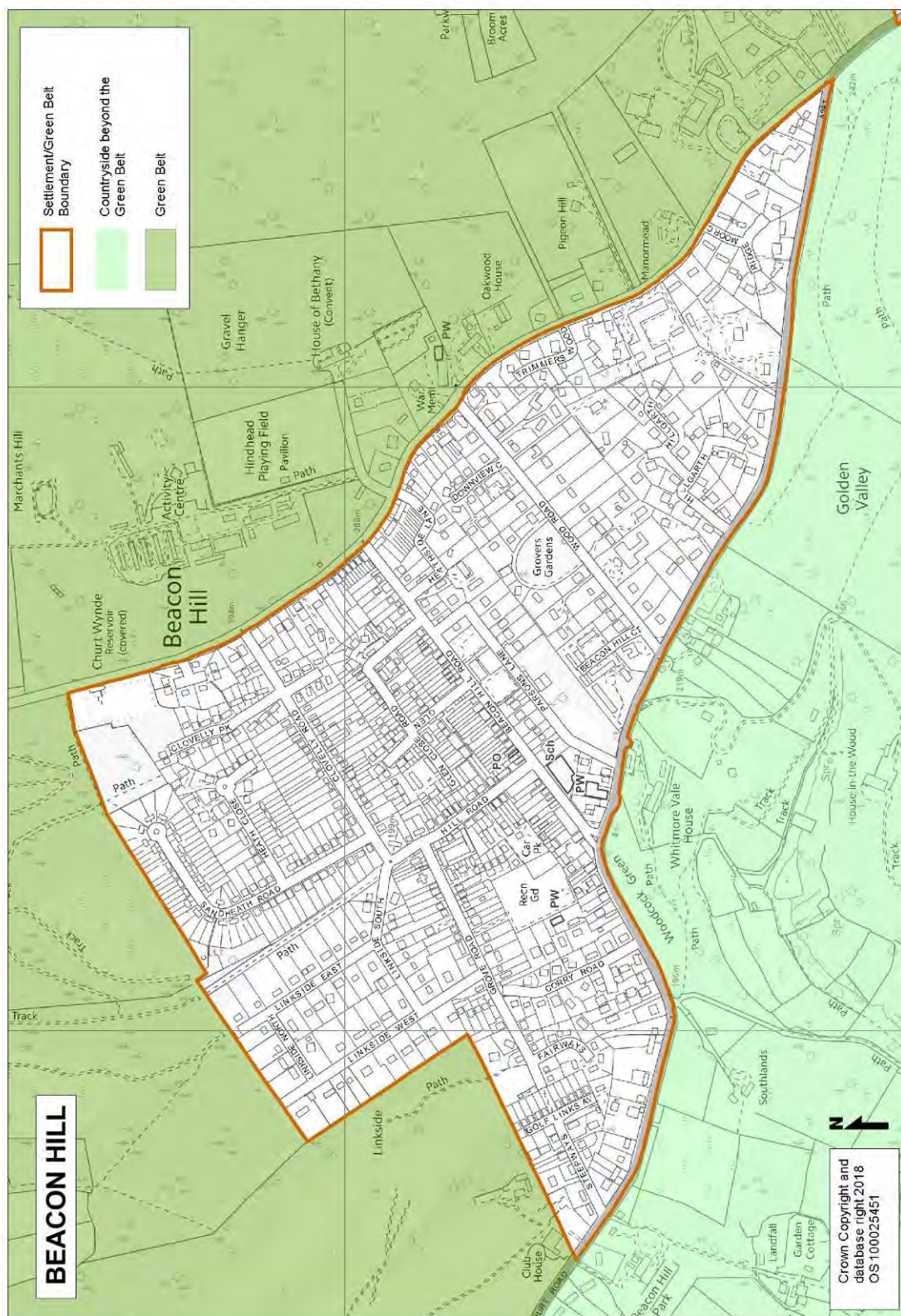


Map 18 Haslemere Parish – Hindhead



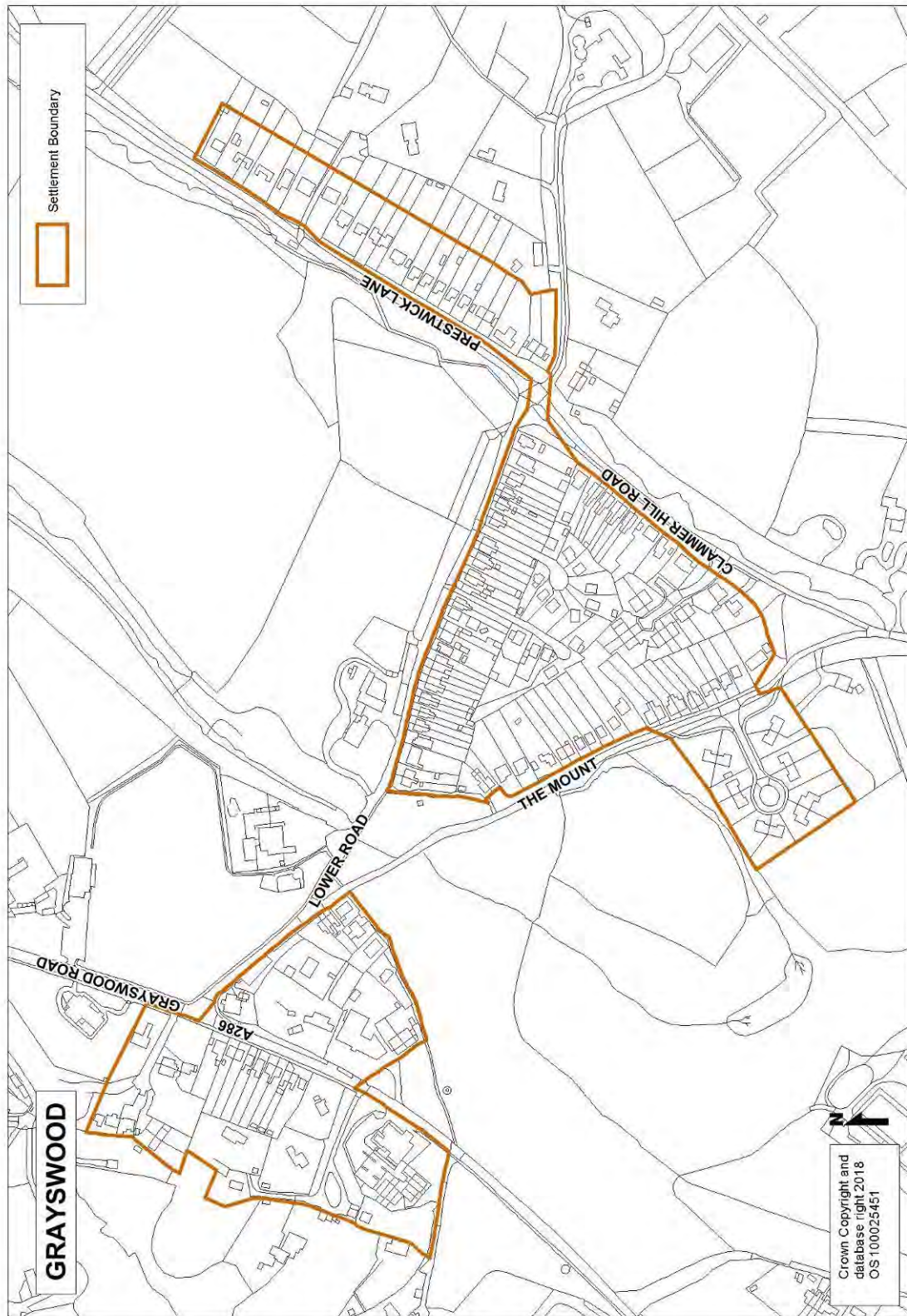


Map 19 Haslemere Parish – Beacon Hill

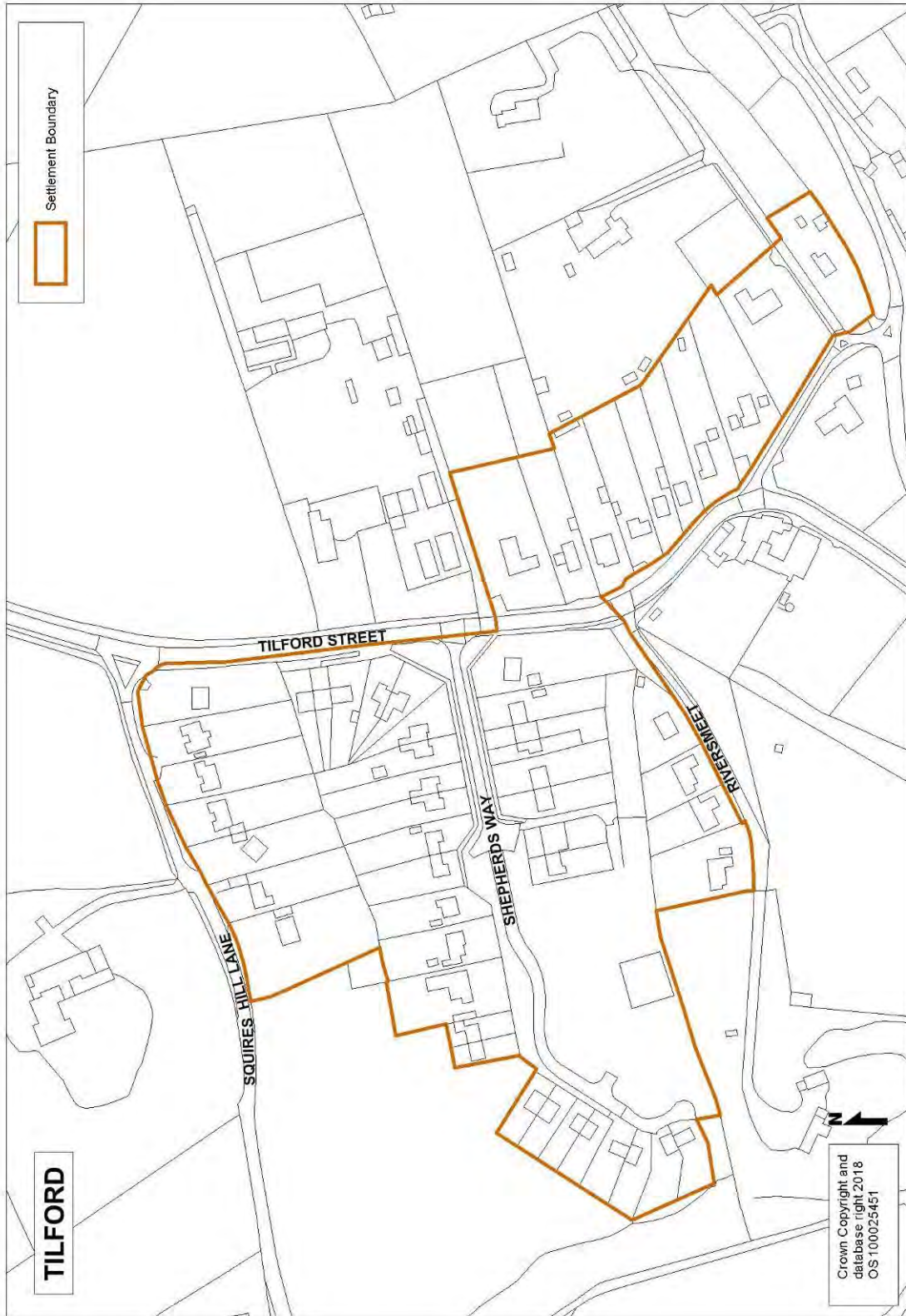




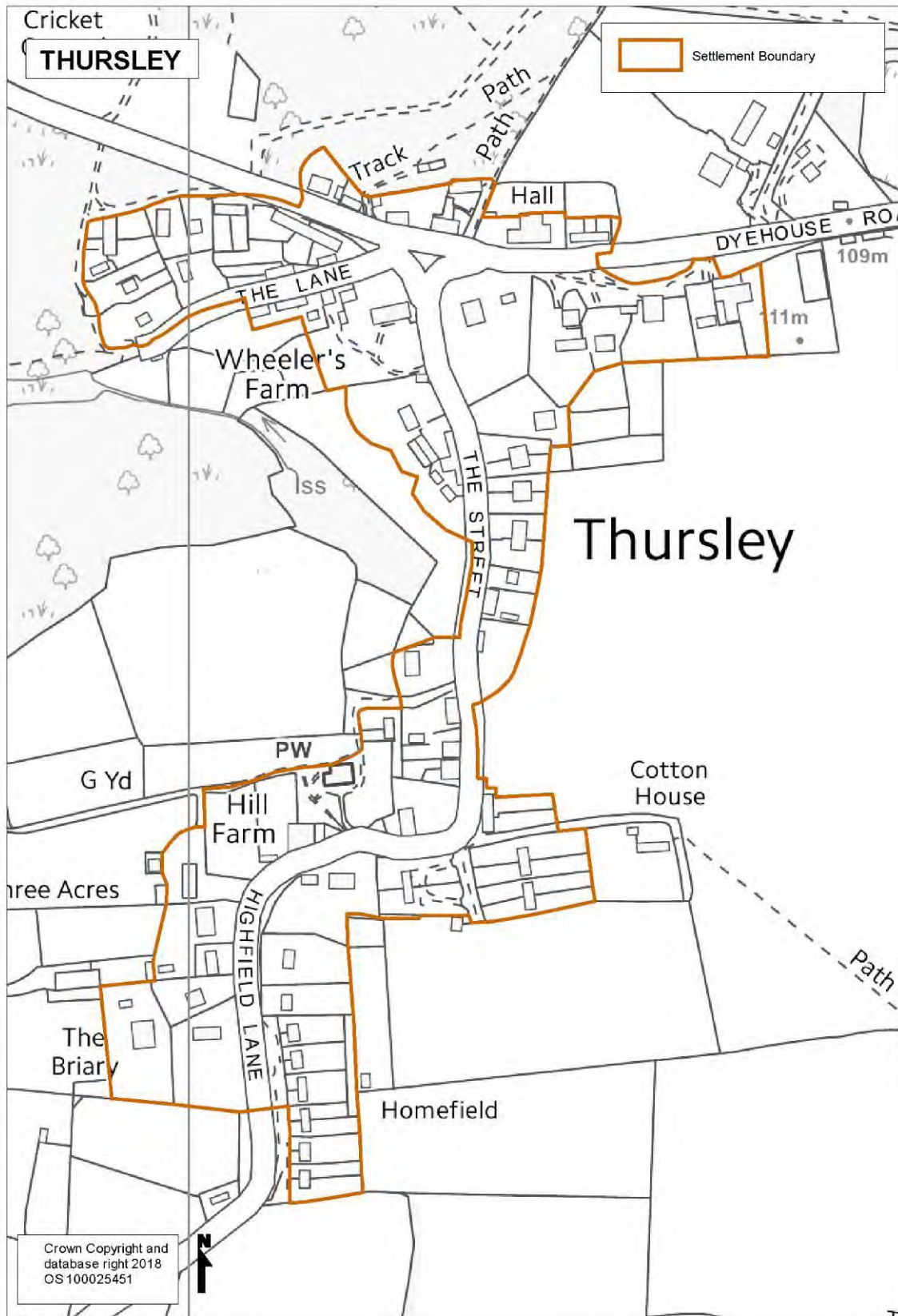
Map 20 Haslemere Parish – Grayswood



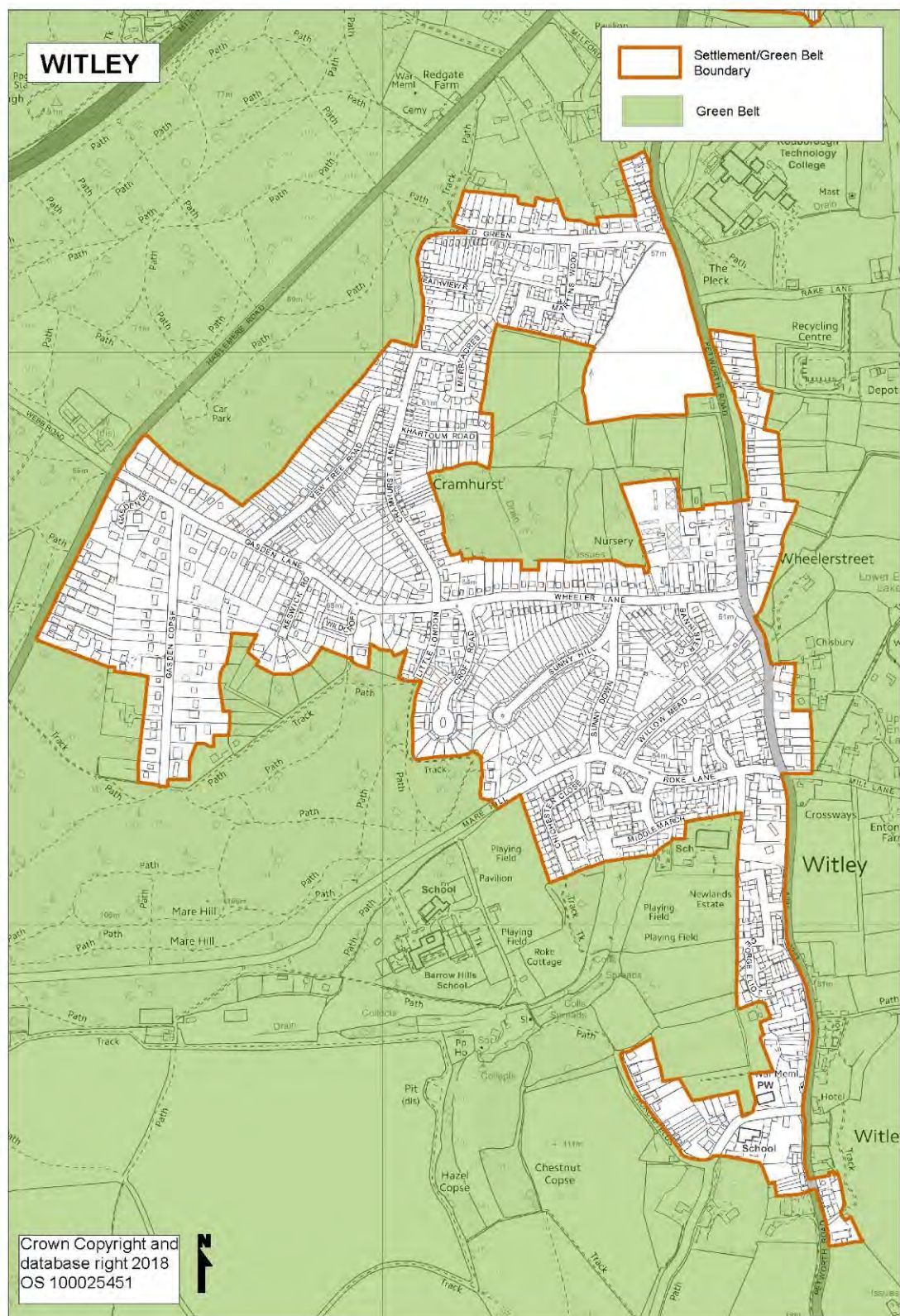
Map 21 Tilford





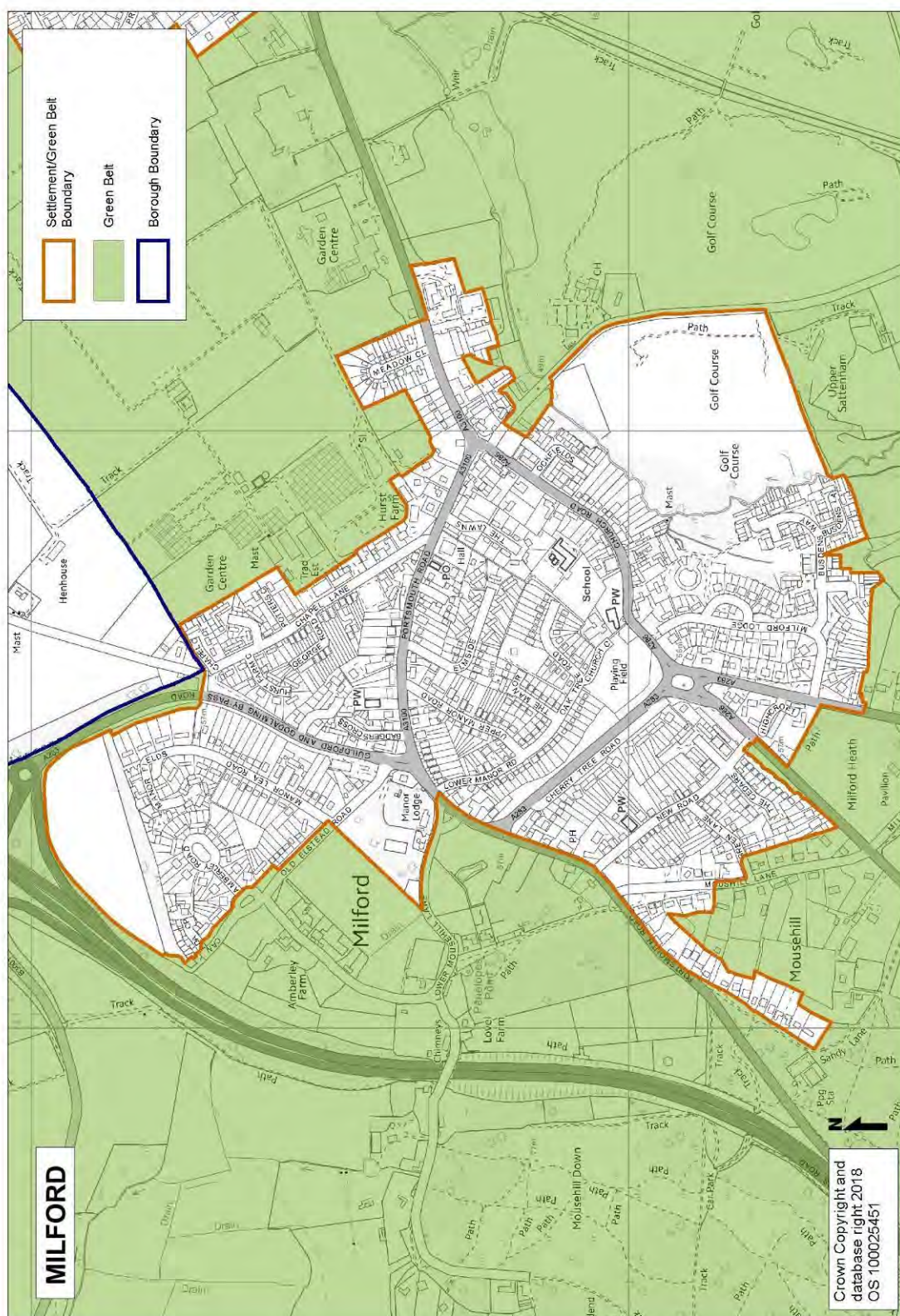


Map 23 Witley



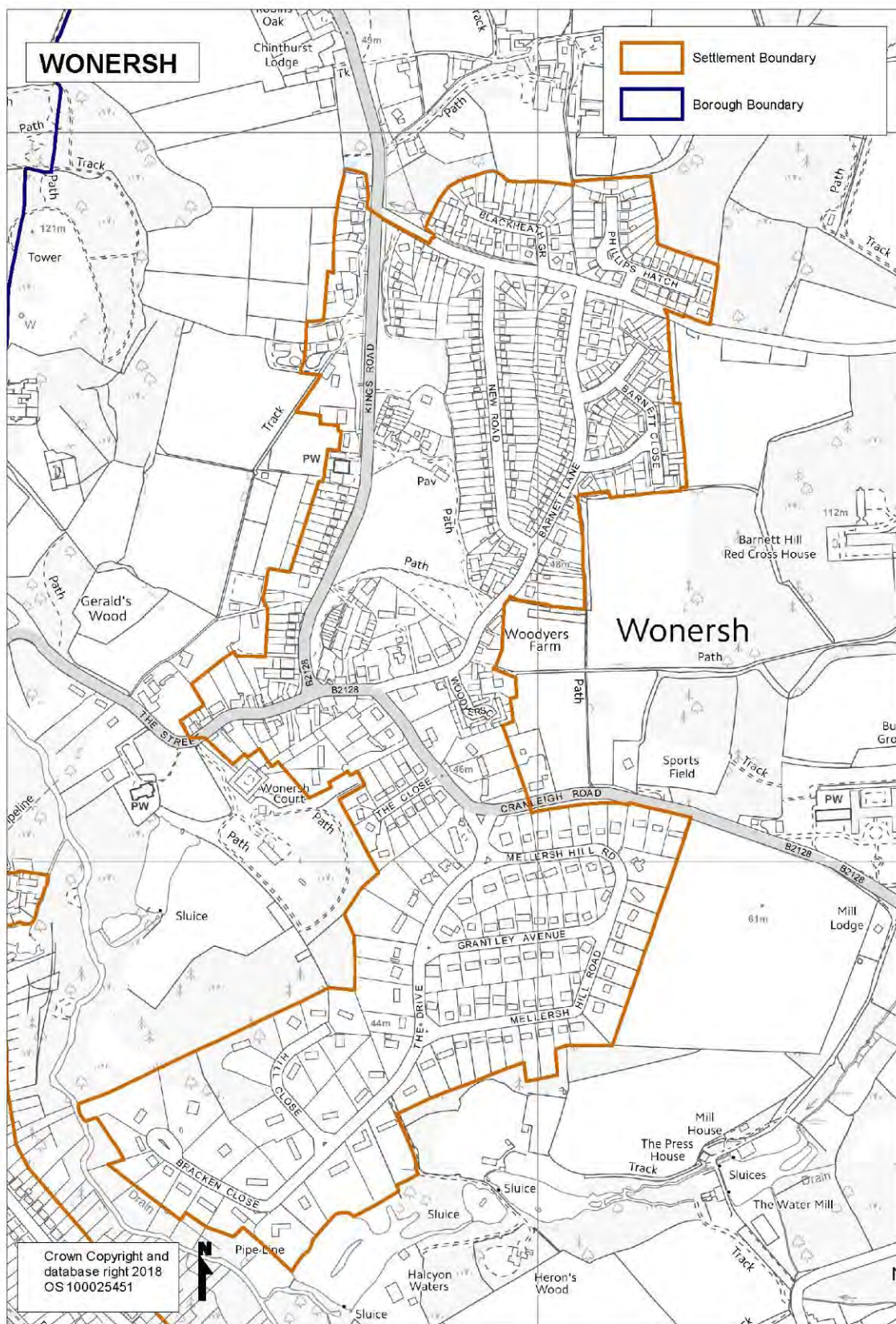


Map 24 Witley Parish – Milford





Map 25 Wonersh





[illegible]

## Managing development in the Green Belt

- 3.10 The NPPF sets out that the essential characteristics of the Green Belt are its openness and permanence. Policy RE2 of Local Plan Part 1, in accordance with national policy, sets out that most forms of development in the Green Belt will be inappropriate other than in very special circumstances. The NPPF sets out a number of exceptions to this, including extensions provided they are not disproportionate, replacement buildings provided they are not materially larger, and limited infilling within villages. A number of other forms of development are also potentially appropriate provided they do not harm the openness of the Green Belt. These are set out in the NPPF.
- 3.11 The NPPF does not define 'disproportionate,' 'materially larger,' or 'limited infilling' in relation to development within the Green Belt. As such, in order to provide clarity to residents and developers, Policy DM11 below is proposed to set out in greater detail how residential applications in the Green Belt will be assessed.
- 3.12 A visual test is used to assess whether extensions, alterations, and replacement dwellings are acceptable within settlements. Outside of defined rural settlements, a percentage guideline is also used in the assessment of proposals.
- 3.13 The Council has decided to keep the current base date of 31st December 1968 to define the original dwelling for the purpose of assessing extensions. This date relates to when Surrey County Council first adopted a policy to control the scale of extensions to dwellings in the countryside and as such is consistent with the concept of permanence, as essential characteristic of Green Belt.

### **DM11: Extensions, alterations, replacement buildings & limited infilling in the Green Belt**

- a) Extensions and alterations to buildings will be permitted in the Green Belt where they are not disproportionate to the original building. Replacement buildings will be permitted where they are not materially larger than the existing building. Whether a development is disproportionate or materially larger will be assessed by considering changes in scale, mass, height, and floorspace. For residential development outside of defined settlement boundaries:
  - i. Extensions which would increase floorspace by 40% or more over that of the original building will normally be considered to be disproportionate.
  - ii. Replacement buildings which have a floorspace of 10% or greater than the building being replaced will normally be considered materially larger.
- b) Within villages the infilling of a gap in a row of development, of an area which is substantially built up, or the small-scale redevelopment of existing properties will be considered appropriate.
- c) Whether a development preserves the openness of the Green Belt will be assessed by taking into account the scale, mass, height, and volume of development which is proposed, including in relation to the extent of existing development on the site.

#### **Explanatory notes:**

- 3.14 The percentage guidelines which apply to extensions and replacement residential buildings are intended to support the openness and permanence of the Green Belt, which are its essential characteristics. Each application will, however, have to be considered on its own merits, taking into account factors such as how isolated a site is, and the scale and mass of the original building. Developments which exceed these guidelines may be acceptable in some circumstances. Where a building is outside of but visually well related, to the settlement boundary, the Council will decide on a case-by-case basis whether it is appropriate to apply the percentage guidelines.
- 3.15 Determining whether a site is within a village will involve consideration of the settlement boundary, and whether the site forms a part of the village.
- 3.16 The floorspace of a dwelling shall be measured externally and shall include porches and conservatories, but shall exclude all non-habitable accommodation and detached outbuildings.
- 3.17 For the purposes of this policy, basements or other fully subterranean structures will not be counted in floorspace calculations (original, existing or proposed). When assessing the creation of a mezzanine, alterations to a roofspace or attached non-habitable

accommodation to convert it to habitable accommodation, any internal changes will not be considered to result in a change in floorspace. The exception to this is where the application proposes the relaxation of a planning condition which was imposed to control the conversion to habitable use, or if the non-habitable accommodation has been added since the 31<sup>st</sup> December 1968.

- 3.18 The original building means the building as it existed on 31st December 1968 or whenever it was originally built, whichever is later. This is the base date for when Surrey County Council originally started to apply a percentage guideline to manage development in the Green Belt. Where a building has been extended since this date, this will be taken into account to ensure that extensions are not cumulatively disproportionate.
- 3.19 Where the size of the original building cannot be established through a site's planning history, or with confidence by a site visit and use of other resources such as historic mapping, the building in its current form will be treated as the original building for the purposes of assessment.
- 3.20 Domestic garages and other ancillary outbuildings are normally inappropriate in the Green Belt. Where planning permission is required for outbuildings, the Council will have regard to the essential needs of householders for garaging, storage and facilities incidental to the enjoyment of their dwelling. The Council must be satisfied that very special circumstances exist to justify new outbuildings. Any new or enlarged outbuildings must be designed to be clearly subordinate to their host dwelling and not appear intrusive in the landscape.
- 3.21 There is often pressure to combine the increase in floorspace permitted for extensions and rebuilding at the same time to maximise the increase in floorspace. This approach will not comply with Policy DM11.
- 3.22 The only circumstances in which a larger building than would normally be acceptable under Policy DM11 may be supported are:
- where permission has been granted for an extension under Policy DM11 but during construction, structural reasons become apparent make it preferable to rebuild the original, rather than extend. The net outcome of such a situation and granting a larger replacement building under Policy DM11 is that it would be identical in built form to the permission for extensions, and the impact on openness of the Green Belt remains the same. In this circumstance, evidence would be required in the form of a structural report, to support rebuild rather than extension,
  - where a proposal for a replacement dwelling that may exceed the guideline within Policy DM11 would achieve a smaller and higher quality building than permission previously granted for extensions.



3.23 In both of the above cases, the Council will normally expect the applicant to enter into a Section 106 legal agreement to preclude any further extensions to the replacement building. This is in the interest of the long term protection of the countryside.

<b>Local Plan Part 1 parent policies</b>	RE2: Green Belt
<b>Monitoring</b>	<p><b>Indicator:</b> Avoiding inappropriate development in the Green Belt.</p> <p><b>Target:</b> Refusal, and dismissal at appeal, of proposals for inappropriate development in the Green Belt</p>

## Rural Areas

- 3.24 Waverley is a predominately rural Borough, with much of the Borough falling within the Green Belt, and approximately 30% designated as Countryside beyond the Green Belt. For the purposes of this section and policy, rural areas are defined as any area outside of settlement boundaries, irrespective of whether the land is in the Green Belt or Countryside beyond the Green Belt. In the Green Belt, development will also need to be considered against Green Belt policies.
- 3.25 One of the core planning principles set out in the NPPF is to take account of the character of different areas, including through recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Rural areas are important to the history and cultural development of the Borough, while also performing an important role in promoting sustainable development, including by supporting ecological networks, the rural economy, and food production.
- 3.26 Waverley's rural areas contain some of the most environmentally sensitive areas of the Borough. As well as having regard to protecting and enhancing designated landscapes, wildlife sites and soil and water resources, development should seek to maintain the cultural heritage and historic environment. The detailed impacts of development should also be considered, for example ensuring lighting is sensitively designed with regard to landscape impacts and its effect on wildlife. Policies RE1, RE2, NE1, NE2 and DM1 will be relevant to most development in rural areas. Careful consideration should be given to the location and design of development to maximise opportunities for sustainable transport and avoid isolation as set in Policies SP1, SP2, ST1 and DM10.

### Development in rural areas

- 3.27 The NPPF sets out that a number of forms of development may be acceptable within rural areas including:
- Sustainable growth and expansion of all types of business, both through the conversion of existing buildings and well-designed new buildings.
  - Proposals to develop and diversify agricultural and other land-based rural businesses
  - Sustainable rural tourism and leisure developments which respect the character of the countryside
  - Proposals to retain and develop accessible local services and community facilities, such as local shops, places of worship and public houses.
  - Essential rural workers' homes
  - Developments that would represent the optimal viable use of a heritage asset or would secure the future of heritage assets

- Proposals to re-use redundant or disused buildings (with the added test for housing developments that there would need to be an enhancement to the immediate setting)
- A dwelling of exceptional quality
- Mineral extraction
- Infrastructure and utilities, including waste facilities
- Affordable housing exception schemes
- Extension or alteration of a building

3.28 Policy RE1 in Local Plan Part 1 states that in areas shown as the Countryside beyond the Green Belt, the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

3.29 To expand on Policy RE1 and the NPPF, the policy below sets out criteria which will apply to all development in rural areas, derived from the key characteristics of Waverley's rural areas and in accordance with the principles of sustainable development. The intention is to balance facilitating appropriate development with protecting the character and beauty of rural areas.

3.30 A policy approach which sets out specific forms of development which will be encouraged or constrained in the rural areas would be inflexible and it is not considered that there is justification for such an approach.

#### **DM12: Development in rural areas**

In rural areas, development should:

- a) Not be isolated from everyday services and facilities, while maximising opportunities for walking and cycling and seeking to avoid dependency on private vehicles, while taking account of the nature and functional needs of forms of development which are acceptable in rural areas;
- b) Recognise the natural beauty and undeveloped character which is intrinsic to the open countryside, together with the distinctive character and pattern of development in areas of urban-rural transition and rural
- c) settlements; while making efficient use of land; Avoid the loss of areas of best and most versatile agricultural land and;
- d) To demonstrate that a development is truly outstanding or innovative in design, be subject to a design review panel process.

#### **Explanatory Notes:**

3.31 Rural areas are defined as those areas outside of any settlement boundary, irrespective of whether the land is in the Green Belt or Countryside beyond the Green Belt.

- 3.32 The introduction of substantial built form into the countryside has the potential to have a harmful urbanising impact on the countryside, including in areas adjacent to existing settlements. The benefits of any such development will need to be considered against the level of harm, taking into account the extent and form of development and the sensitivity of the site and surrounding area to development. All rural areas, including those outside of designated landscapes, are potentially sensitive to development, and as a starting point developers are advised to consider the [Surrey Landscape Character Assessment](#) and the [Waverley Landscape Report](#). When considering the need for and benefits of development in Countryside, the Council will be mindful of the Spatial Strategy set out in policy SP2 which sets out that the built up areas of the four main settlements, together with site allocations, should be the focus of development in the Borough.
- 3.33 Development in the rural areas will often not have good public transport connections to everyday services, and developers should seek to introduce measures which minimise private vehicular movements. The nature of some rural development, such as agricultural enterprises, may make such measures unnecessary or impractical.
- 3.34 Isolated new development will normally be inconsistent with the objectives of sustainable development and be resisted by the Council unless there are special circumstances which justify the development such as where the type of development is appropriate for the location, or the re-use of a redundant building would enhance its immediate setting.

<b>Local Plan Part 1 parent policies</b>	SP2 – Spatial Strategy RE1 – Countryside Beyond the Green Belt RE2 – Green Belt RE3 – Landscape Character
<b>Monitoring</b>	<b>Indicator:</b> Protection and enhancement of the beauty and character of rural areas through avoiding inappropriate forms of development. <b>Target:</b> Refusal, and dismissal at appeal, of proposals which fail to recognise the intrinsic character and beauty of the countryside.

### Dwellings for rural workers

- 3.35 Prior to the introduction of the NPPF, applications for new rural workers' dwellings were considered against Annex A of Planning Policy Statement 7 (2004). However, there is no longer specific national policy or guidance on this issue. There is also an absence of national guidance on proposals to remove occupancy conditions. As a predominately

rural borough, it is important that the Plan supports housing provision for rural workers, while encouraging the sustainable re-use of redundant buildings.

- 3.36 The location of rural workers' dwellings will normally be dictated by the need to be close to farm land and buildings. Rural workers should, however, seek to make use of existing dwellings or redundant buildings in the first instance, and locate any new buildings in less isolated buildings where possible.
- 3.37 Where the amalgamation or closure of rural enterprises has resulted in surplus rural workers' dwellings, such dwellings should be retained as affordable housing to meet local needs where possible.

#### **DM13: Dwellings for rural workers**

- a) Where there is a functional need for a rural worker to live permanently at or near their place of work, and there are no existing suitable dwellings nearby, new dwellings will be permitted where they involve:
  - i. Proposals for temporary siting of a caravan or mobile home for up to three years to support a new or recently established rural enterprise or;
  - ii. Proposals for a permanent dwelling where a rural enterprise has been established for a minimum of three years, represents a financially sound means to support the worker, and is only of a scale appropriate to meet the functional need of the worker and their dependants.
- b) Proposals to remove an agricultural or other rural workers' occupancy condition will be permitted where it has been demonstrated:
  - i. A dwelling is no longer needed for the rural enterprise; and
  - ii. The property has been actively marketed for at least one year at a price which reflects the existence of the occupancy condition; or
  - iii. The property is proposed to be made permanently available as an affordable dwelling.

#### **Explanatory Notes:**

- A functional need will be demonstrated where it is a reasonable functional need for a worker to be readily available at most times of the day, for example, in the interests of animal welfare or the regular monitoring of crops.
- An enterprise will be considered financially sound where it provides a sufficiently sustainable source of income to support the worker without the need for a supplementary source of income, including accounting for the cost of building the new dwelling, and taking into account the nature of the enterprise concerned. Where new dwellings are permitted they will normally be subject to a planning condition or legal agreement to limit occupation to rural workers and their families.

- Where caravans or mobile home for rural workers are proposed, as this represents a highly vulnerable use, proposals will need to be located outside of areas at higher risk of flooding.
- In the Green Belt, applications will be subject to the tests set out in the NPPF and Policy DM11.

<b>Local Plan Part 1 parent policies</b>	SP2 – Spatial Strategy
<b>Monitoring</b>	<p><b>Indicator:</b> Ensuring a sufficient supply of suitable accommodation for rural workers.</p> <p><b>Target:</b> No specific target</p>



## Chapter 4: Protecting Places

When considering the policies in this Chapter, it is important to remember that the Development Plan should be read as a whole. This means that all relevant policies in Local Plan Part 1, relevant 'made' neighbourhood plans and other chapters of this document will be taken into account in determining planning applications, along with other material considerations.

### Local Landscape Areas

- 4.1 Waverley has a high quality environment which is one of the Borough's greatest assets. The NPPF states that in preparing plans to meet development requirements, the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes (paragraph 170), and that plans should distinguish between the hierarchy of international, national and locally designated sites (paragraph 171).
- 4.2 Local Plan Part 1 includes an objective to safeguard and enhance the historic heritage and diverse landscapes and townscapes in Waverley, and to ensure that new development takes proper account of the character and distinctiveness of the area in which it is located.
- 4.3 In the Local Plan of 2002, there are several local landscape designations. The Local Landscape Designation Review (LLDR) was carried out in 2014; it was a high level review strategic review of the non-statutory landscape designations within Waverley. It reviewed whether they still serve a purpose against the reasons why they were designated. Due to its high level nature no detailed boundary changes were considered.
- 4.4 Policy RE3 of Local Plan Part 1 establishes the retention of the majority of these designations, and sets out the strategic approach to their protection, following the recommendations of the LLDR (these are Godalming Hillside, Farnham/Aldershot Strategic Gap and Areas of Strategic Visual Importance). Therefore, for those designations reviewed by the LLDR, the role of Local Plan Part 2 is only to review the boundaries of local landscape designations. For Haslemere Hillside and Frith Hill ASEQ the role of Local Plan Part 2 is to review the policy more comprehensively.

## Hillside Areas

- 4.5 In Waverley, there are currently three local landscape areas designated because of the wooded hillsides that define the unique townscape and landscape characters of Godalming and Haslemere. These wooded hillsides provide additional environmental benefits including supporting biodiversity through the provision of green infrastructure networks through the towns, and by helping to reduce flood risk through the management of surface water run-off.

### Godalming Hillsides

- 4.6 In Godalming, the 2002 Local Plan sets out two designations which are intended to protect the wooded hillsides that encircle the town's central core and give its special distinctive character.
- 4.7 The first of these, Godalming Hillsides, is retained through Policy RE3 section v. of Local Plan Part 1, which states that *'Development will not be acceptable on the Godalming Hillsides unless the Council is satisfied that the development would not diminish the wooded appearance of the hillside and result in loss of tree cover to the detriment of the area and the character and setting of the town'*. However, the precise boundaries are to be reviewed through Local Plan Part 2 to identify any anomalies<sup>6</sup>.
- 4.8 The second, Frith Hill Area of Special Environmental Quality (ASEQ) covers a smaller area than Godalming Hillsides (the majority of which is also within the Godalming Hillsides boundary) and was not considered in the LLDR and therefore was not discussed in Local Plan Part 1. For Frith Hill ASEQ, both the need for the designation and its boundary has been considered as part of Local Plan Part 2<sup>6</sup>.
- 4.9 Given the similarities in purpose and spatial extent of Frith Hill ASEQ and the Godalming Hillsides, the two areas have been combined within the Godalming Hillsides designation to avoid repetition within the Plan.
- 4.10 Policy RE3 of Local Plan Part 1 applies to the area identified as the Godalming Hillsides on the Policies Map below.

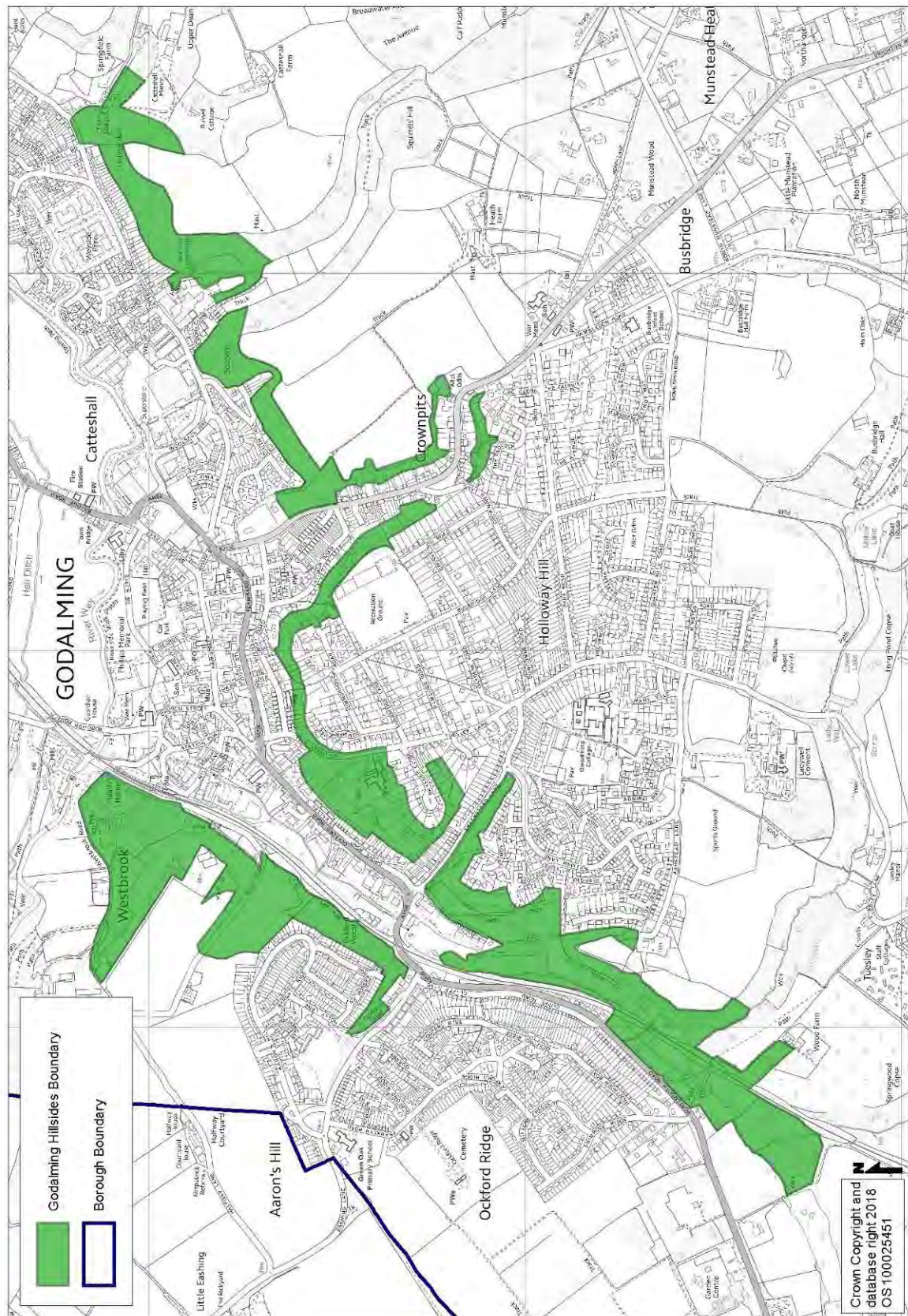
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<sup>6</sup> For further details please see the Godalming Hillsides and Frith Hill ASEQ Topic Paper.





Map 28: Southern Area of Godalming Hillside



### Haslemere Hillsides

- 4.11 The Haslemere Hillsides policy was first identified in the Waverley Borough Local Plan 2002 to protect the wooded hillside to the south of Haslemere High Street which acts as an important backdrop to the Conservation Area.
- 4.12 Haslemere Town Centre was designated a Conservation Area in 1974. A Conservation Area Appraisal (CAA) was adopted as a material consideration by the Council in 2014. In the CAA, the area designated as Haslemere Hillsides is mentioned as an important green landscape which surrounds the Conservation Area
- 4.13 This designation was not reviewed as part of the LLDR and therefore is not discussed in Local Plan Part 1. Both the need for the designation and its boundary have been considered as part of Local Plan Part 2.
- 4.14 Although the area provides a green backdrop, it has quite a low percentage of tree cover. This therefore means that loss of any trees could cause significant harm to the setting of the Conservation Area. This designation therefore promotes the need to retain the wooded appearance of the designated area.

#### **DM14: Haslemere Hillsides**

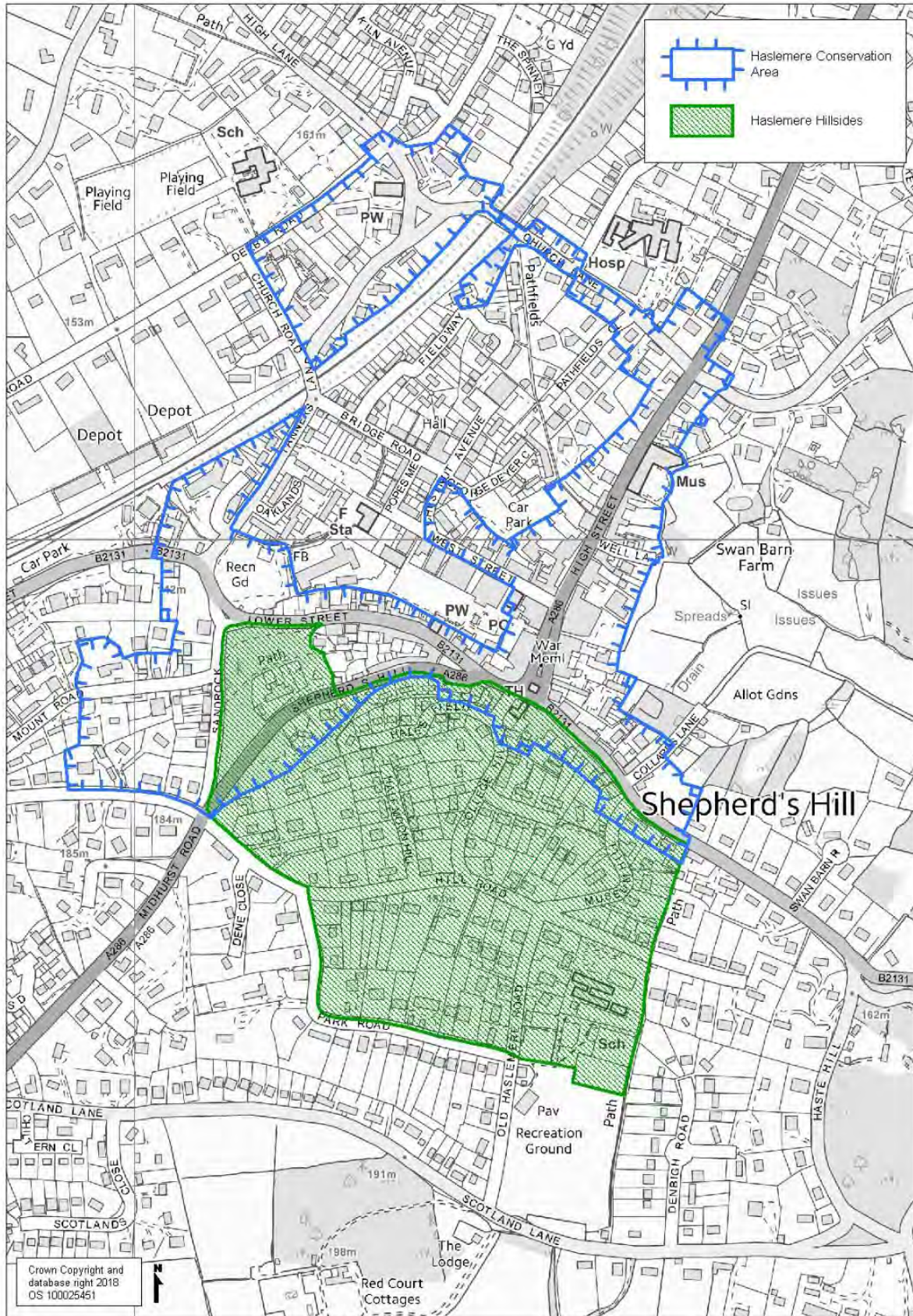
Development in the areas defined on the policies map should:

- a) retain the wooded appearance of the hillside and the character and setting of the town by not exposing existing development to view or reducing the green backdrop effect of the hillside; and
- b) not result in material loss of tree cover to the detriment of the character of the Haslemere Town Centre Conservation Area.

<b>Other documents or guidance</b>	Haslemere Town Centre Conservation Area Appraisal
<b>Monitoring</b>	<b>Indicator:</b> Protection of the wooded character of the Haslemere Hillsides <b>Target:</b> Refusal of applications, and dismissal at appeal, for proposals which would have an adverse impact on the Haslemere Hillsides



Map 29: Haslemere Hillside





## Farnham/Aldershot Strategic Gap

- 4.15 This designation was first introduced to protect and improve the landscape of the Farnham-Aldershot Strategic Gap because it is an area vulnerable to pressure for the development. Since 1993, it has played a significant role in preventing the coalescence of Farnham and Aldershot. The current policy C4 of the 2002 Local Plan covers a wide area of land and in essence, seeks to resist inappropriate development through the application of the general countryside policy.
- 4.16 Having regard to this and the outcome of the LLDR, Local Plan Part 1 provides the framework for a more focussed policy be developed to safeguard the strategically important land separating Farnham from Aldershot alongside a more detailed designation. This Draft Plan contains the policy and the reviewed boundary of the designation.

### DM15: Farnham/Aldershot Strategic Gap

Development, in the areas defined on the Policies Map, should not cause the coalescence of Farnham and Aldershot.

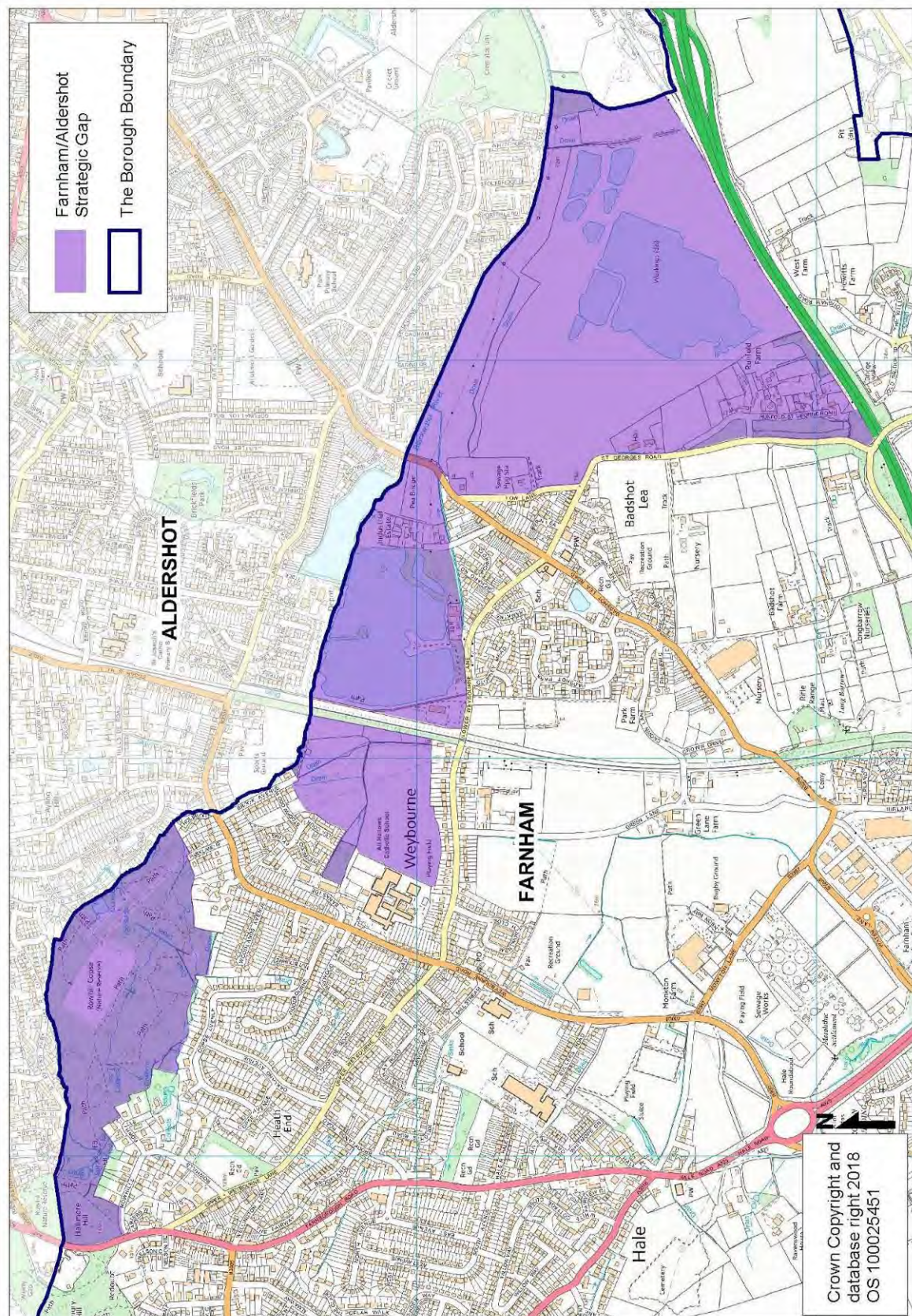
### Explanatory notes:

- 4.17 This Policy should be used in conjunction with Policy RE3 section iii of Local Plan Part 1 which states:  
*'Within the Strategic Gap the Council will promote:*  
a) *measures to enhance the landscape and the conservation of wildlife sites;*  
*and*  
b) *improved public footpaths and bridleways for informal recreation'.*
- 4.18 On assessing coalescence the Council will consider:
- A development's effect on openness
  - Whether the proposal would limit the physical separation between Farnham and Aldershot

<b>Local Plan Part 1 parent policies</b>	RE3: Landscape Character
<b>Monitoring</b>	<b>Indicator:</b> Preservation of the strategic gap between Farnham and Aldershot <b>Target:</b> Refusal of applications, and dismissal at appeal, for proposals which would erode the Strategic Gap



Map 30: Farnham-Aldershot Strategic Gap





### Areas of Strategic Visual Importance (ASVIs)

- 4.19 Areas of Strategic Visual Importance are a local designation that was developed as part of the Local Plan Brief of 1981 and the Local Plan 1984. The importance of the designation is to protect areas of land not protected by national landscape designations, but that still need protection because of the role they play in establishing the character of a locality and preventing coalescence between developed areas.
- 4.20 The issues that the designation addresses are:
1. Where land is vulnerable to development pressure
  2. Where protection is essential due to strategic visual importance
  3. Where there are strong environmental reasons
  4. For the preservation of the character of the locality
  5. In order to prevent coalescence
- 4.21 The designation was reviewed as part of the LLDR undertaken for Local Plan Part 1 but detailed boundary changes were not considered. Local Plan Part 1 retains the existing ASVI areas under Policy RE3 following the conclusions of the LLDR, pending a review of the detailed boundaries in Local Plan Part 2.
- 4.22 The ASVI in Cranleigh is being reviewed as part of the Cranleigh Neighbourhood Plan and so the boundary will remain unchanged until the Cranleigh Neighbourhood Plan is adopted with a new ASVI boundary. Policy RE3 of Local Plan Part 1 is the relevant policy for this designation.
- 4.23 Local Plan Part 2 has reviewed the boundaries in line with Local Plan Part 1. Given that the LLDR concluded that the site at the Holy Cross Hospital makes a limited contribution to ASVI purpose, Local Plan Part 1 retained the site but set out that Local Plan Part 2 will determine the environmental value of the ASVI and its boundaries.

#### Land at Holy Cross Hospital

- 4.24 The site has strong environmental importance because the trees provide a backdrop to Shottermill and an immediate setting to Holy Cross Hospital as well as residential areas on Vicarage Lane and Priors Wood. The ASVI is adjacent to the built-up areas of Shottermill/Haslemere on three sides and can be considered to form part of the rural-



urban fringe, which is one of the defining characteristics of ASVIs. The site could be subject to development pressure if the ASVI designation was removed based on evidence of applications for development prior to its designation as an ASVI<sup>7</sup>.

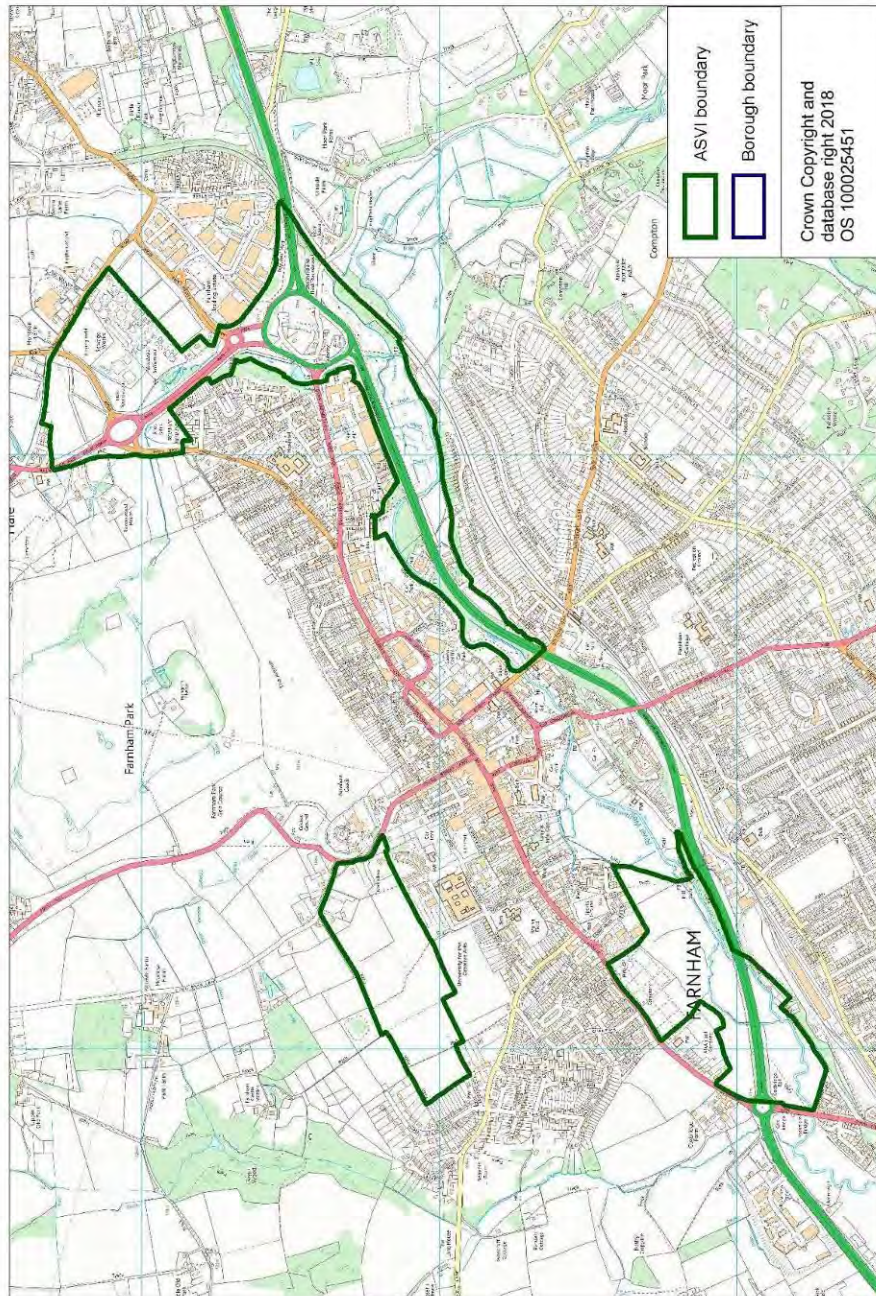
- 4.25 Policy RE3 of the Waverley Borough Local Plan Part 1: Strategic Policies and Sites, will apply to the areas designated as Areas of Strategic Visual Importance (ASVI) on the following maps.

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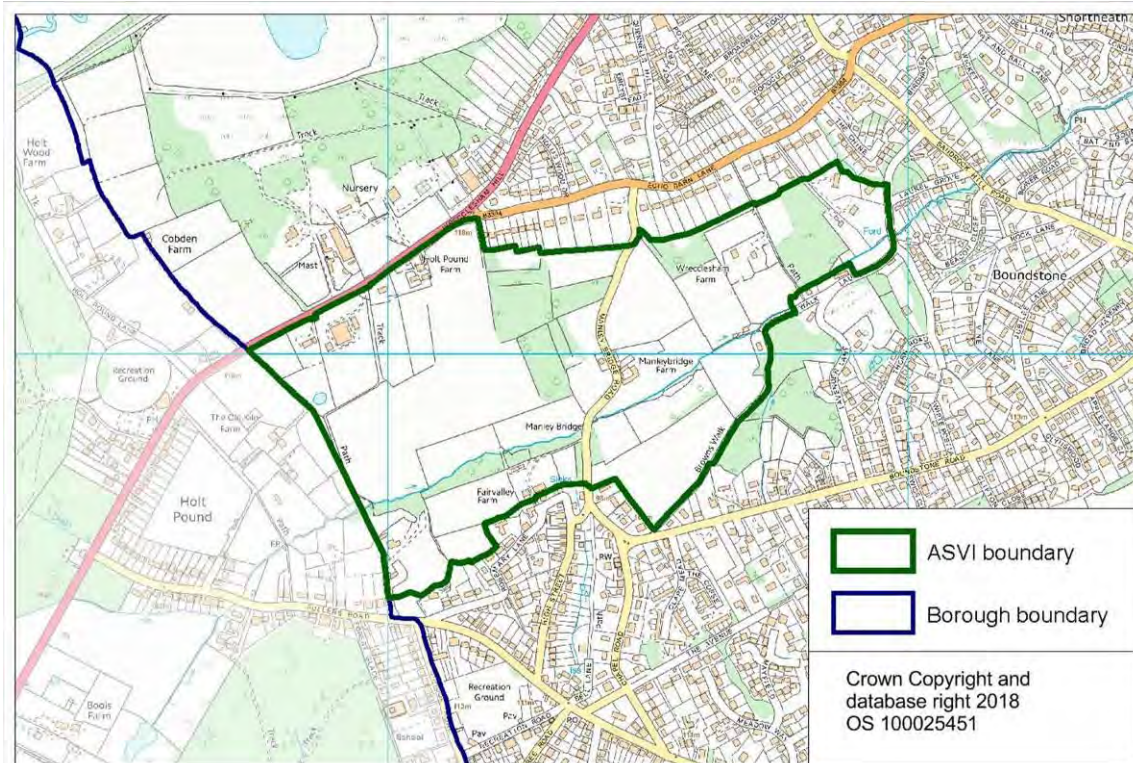
<sup>7</sup> To view the full details of the areas considered for inclusion/removal from the ASVIs, detailed boundary changes and the detailed review of the land at Holy Cross Hospital, please view the ASVI Topic Paper.

Map 31: Farnham ASVIs

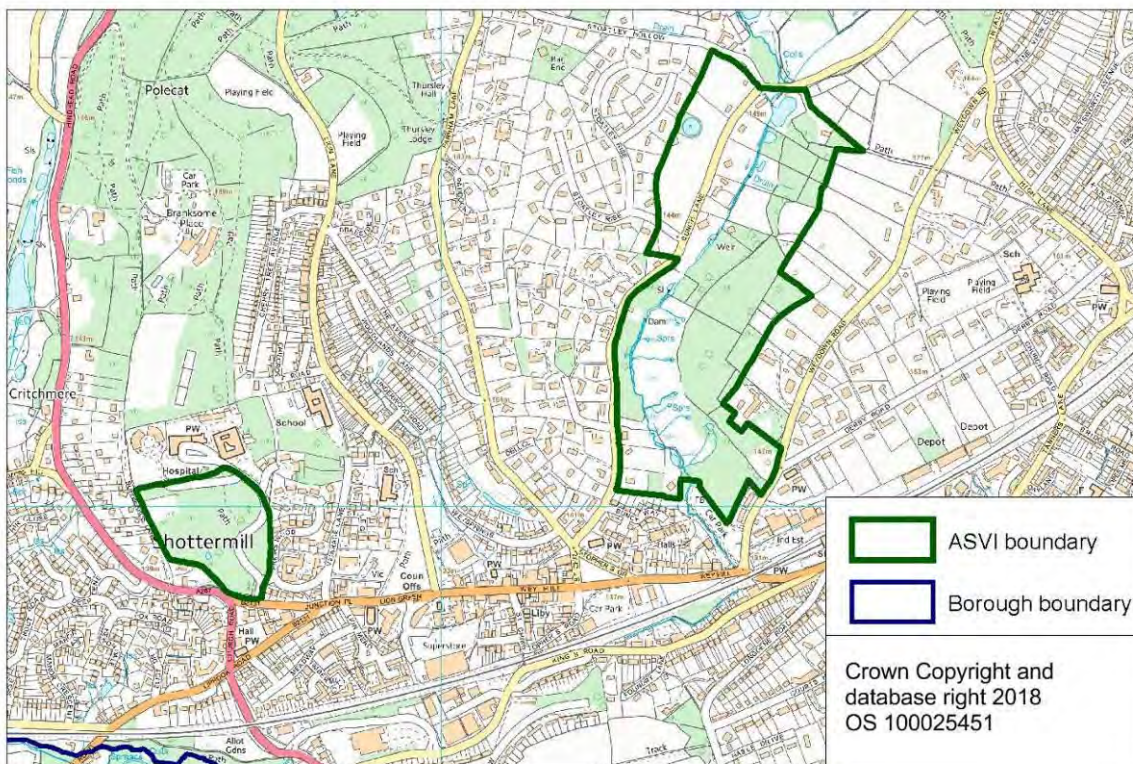




Map 32: Farnham ASVIs continued

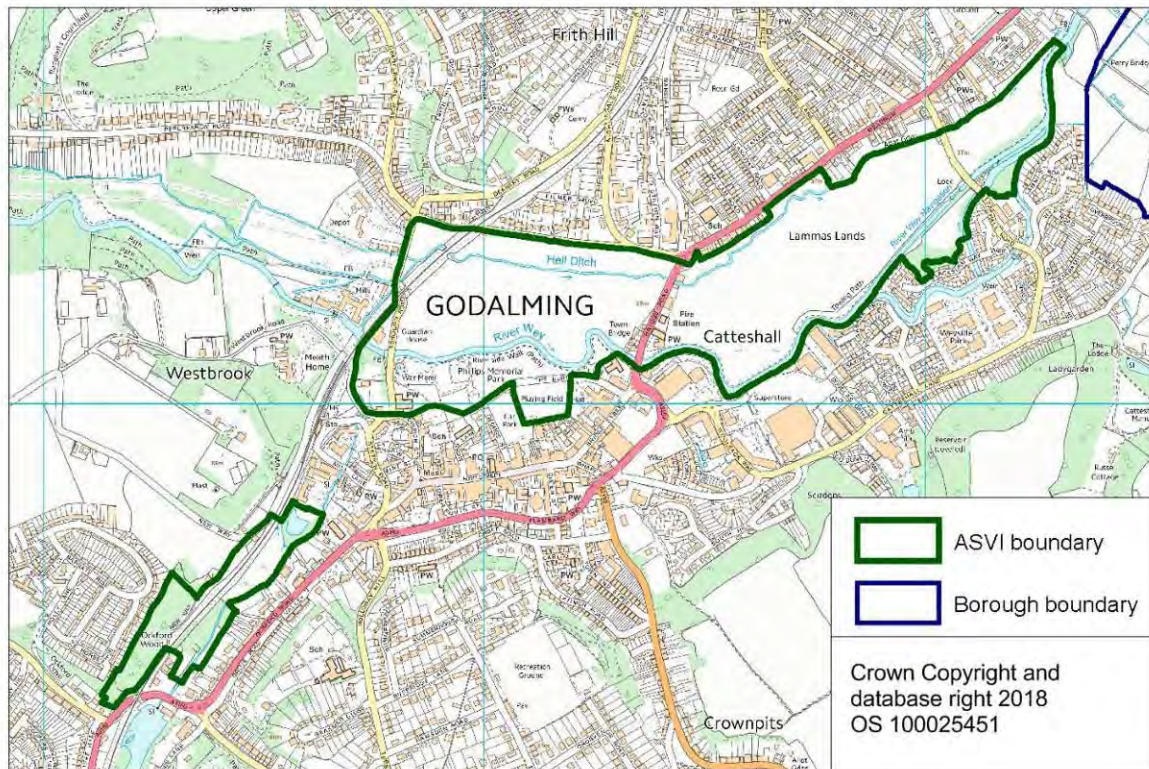


Map 33: Haslemere ASVIs





Map 34: Godalming ASVIs



## Local Green Space

- 4.26 Local Green Space (LGS) designation was introduced by the NPPF, as a way for communities to identify areas of open space of particular importance to them, and rule out development within them other than in very special circumstances. Policy LRC1 of Local Plan Part 1 sets out protection for all open spaces. However, designation as Local Green Space provides an opportunity to provide a higher level of protection to area of particular importance to the local community.
- 4.27 The NPPF sets out that designation will not be appropriate for most green areas or open space and a site should only be designated where:
- It is in reasonably close proximity to the community it serves;
  - It is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
  - It is local in character and is not an extensive tract of land.
- 4.28 Local Green Spaces can be designated for a variety of reasons, and will often be sites that make an important contribution to wider environmental objectives such as promoting healthier lifestyles and protecting and enhancing the natural environment.
- 4.29 Local Green Space can be designated by Local or Neighbourhood Plans, and should be capable of enduring for the long term.
- 4.30 A large number of sites were submitted to the Council for assessment during the preparation of Local Plan Part 2 of which 14 are considered to meet the criteria for designation set out in the NPPF, as set out in table 13 below. Maps of these sites are included in Appendix V.

Table 4: Local Green Spaces in Waverley

Site ID	Site Name	Town / Parish
LGS1	Abbotts Cottage Play Area	Dockenfield
LGS2	Town Meadow	Haslemere
LGS3	Haslemere War Memorial Recreation Ground	Haslemere
LGS4	High Lane Recreation Ground	Haslemere
LGS5	Beacon Hill Recreation Ground	Haslemere
LGS6	Grovers Gardens	Haslemere
LGS7	Woodcock Green	Haslemere
LGS8	Badshot Lea Pond	Farnham
LGS9	Battings Garden of Rest	Farnham
LGS10	Bourne Crossroad	Farnham
LGS11	Middle Bourne Lane Community Wildlife Garden	Farnham
LGS12	Paradise Woods	Farnham
LGS13	Sheephouse	Farnham
LGS14	Hale Recreation Ground	Farnham
LGS15	Heath End Recreation Ground	Farnham
LGS16	The Green, Badshot Lea	Farnham
LGS17	Morley Road Recreation Ground	Farnham
LGS18	Lower Bourne Recreation Ground	Farnham

### Managing Development in Local Green Spaces

- 4.31 The NPPF states that policies to manage development in Local Green Space should be consistent with policies relating to Green Belt.. As such the Council's policy for assessing proposals within Local Green Space is derived from policy for assessing proposals in the Green Belt, tailored to the characteristics of Local Green Space.



### DM16: Local Green Space

Development which protects or enhances Local Green Spaces, as designated on the Policies map or through Neighbourhood Plans, will be encouraged. Inappropriate development in Local Green Spaces will only be permitted in very special circumstances. Appropriate forms of development within Local Green Spaces are:

- a) The construction of new buildings for:
  - i. outdoor sport or recreation;
  - ii. allotments;
  - iii. the reasonable requirements of agriculture or forestry or;
  - iv. community uses;where they do not conflict with the local significance of the Local Green Space;
- b) The extension or alteration of an existing building provided it does not result in disproportionate additions over the original building;
- c) The re-use or replacement of existing buildings, provided that a new use does not conflict with the local significance of the Local Green Space, and any replacement building is not materially larger than the existing building; and
- d) The carrying out of engineering or other operations required for public safety or to provide essential infrastructure.

<b>Local Plan Part 1 parent policies</b>	LRC1: Leisure and Recreation Facilities
<b>Monitoring</b>	<b>Indicator:</b> No development within or affecting Local Green Spaces which would be inconsistent with DM16. <b>Target:</b> Refusal of applications, and dismissal at appeal, for proposals which would result in the loss or harm to Local Green Spaces.

## Heritage Assets

- 4.32 Waverley has a rich historic environment which contributes greatly to the character, diversity and distinctiveness of the Borough.
- 4.33 National policy and guidance place significant emphasis on the need to conserve heritage assets in a manner appropriate to their significance so they can be enjoyed and continue to contribute towards the quality of life of existing and future generations.
- 4.34 The safeguarding and enhancement of the historic heritage and diverse landscapes and townscapes in Waverley is one of the key objectives of Local Plan Part 1. The strategic approach to heritage assets is therefore set out in Policy HA1 of Local Plan Part 1. The policies in this section are the specific development management policies against which to determine planning applications, in line with The Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.
- 4.35 Heritage assets may be classified as either 'designated' or 'non- designated' and both can be important to consider through the planning process. Designated heritage assets are Listed Buildings, scheduled monuments, protected wreck sites, World Heritage Sites, Conservation Areas, and registered parks, gardens and battlefields statutorily designated under the relevant legislation. Non-designated heritage assets are any other buildings, monuments, sites, places, or areas of landscape which have historic significance. Some non-designated heritage assets will be of equivalent value as designated assets, for example newly discovered archaeological sites.

## Listed Buildings

- 4.36 Listed buildings are statutorily designated for their special architectural and historic interest under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. There are over 1700 listed structures in Waverley, and planning decisions must pay special regard to the desirability of preserving the significance of these listed buildings and their setting.
- 4.37 Listing descriptions are not a comprehensive or exclusive record of the special interest of a listed building and will usually only describe some of the key external features which should be preserved. However, most Listed Buildings contain many internal original features and property owners should seek to preserve or restore such features whenever seeking consent to undertake works.
- 4.38 Works to Listed Buildings often require consideration of other environmental impacts. Often the motivation behind works to Listed Buildings can be to improve energy efficiency and reduce heat loss. Owners should be mindful of how this can be achieved

in a sensitive way, for example heat loss through windows can be reduced significantly by restoring existing timber windows or reinstating timber shutters. Roof spaces in older buildings in particular can often serve as bat roosts or house nesting birds and property owners should seek to consider how they can protect existing species when formulating works such as loft conversions.

#### **DM17: Development Affecting Listed Buildings, and/or their Settings**

Development affecting Statutory Listed Buildings should preserve or enhance the buildings and their settings, and any features of special architectural or historic interest they possess by ensuring that:

- a) the Heritage Statement accompanying proposals to alter or extend Listed Buildings, including curtilage listed buildings defines the significance of the heritage asset by assessing the special interest of the building, the principles of the proposed works and their impact on the building, at a level of detail appropriate to the extent of works proposed. Applicants should show why works which would impact the significance of a Listed Building are desirable or necessary;
- b) it is of a well-considered design which ensures that development will be appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, architectural features and detailing;
- c) changes of use are compatible with and respect the special architectural or historic interest of the heritage asset or its setting and;
- d) the demolition of objects or structures within the curtilage of a Listed Building are supported by robust evidence demonstrating that the object or structure is incapable of repair for beneficial use or enjoyment, or is not of special architectural or historic interest as a structure ancillary to the principal Listed Building.

Proposals which would cause substantial harm to or loss of the heritage asset will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage asset. Proposals which would cause less than substantial harm to the significance of the heritage asset will be considered against the other public benefits to be gained.

The Council will give great weight to the desirability of preserving the building, its setting or any features of special architectural or historic interest.

#### **Explanatory Notes:**

- Public benefits, in the sense of Listed Buildings as designated heritage assets will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF, provided the benefits are for the wider community and not just for



private individuals or corporations. It should be noted that the NPPF seeks economic, social and environmental (including historic environment) gains jointly and simultaneously.

- It is important to consider if conflict between the provision of such public benefits and heritage conservation is necessary.
- Where the Council's in-house Building Control service is employed, the Council will endeavour to seek innovative solutions where the requirements of the Buildings Regulations conflict with good preservation practice. If strict application of the Building Regulations would otherwise prejudice the character of the listed building, the Council may consider the relaxation of the Building Regulations.
- Any loss of historic fabric may be required to be recorded by persons experienced in assessing historic buildings before works commence, where considered necessary by the Council.

<b>Local Plan Part 1 parent policies</b>	HA1: Protection of Heritage Assets
<b>Monitoring</b>	<p><b>Indicator:</b> Listed Buildings within the Borough being preserved or enhanced.</p> <p><b>Targets:</b> Refusal of applications, and dismissal at appeal, for proposals which would fail to preserve or enhance listed buildings and their settings.</p>

## Conservation Areas

- 4.39 Conservation Areas are designated under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated heritage assets identified for their special architectural or historic interest. Once designated, legislation requires that local planning authorities act with the aim of protecting, preserving and, where possible, enhancing the character and appearance of these areas.
- 4.40 Development in Conservation Areas should pay special regard to the importance to respond positively to historic environment. This will often mean the use of traditional styles, methods and materials. Often such development can contribute to other environmental objectives, such as the use of sustainably sourced timber or reclaimed materials can contribute to supporting sustainable construction in line with Policy CC2. High quality modern and innovative design can also contribute positively to the character and appearance of Conservation Areas where it responds to rather than works against the historic environment, through the sensitive reinterpretation of traditional design elements or materials.

- 4.41 The desire to preserve Conservation Areas can sometimes conflict with other objectives, such as improving accessibility or improving flood proofing, and developers should consider how they can resolve such conflicts through good design.
- 4.42 In Waverley, there are 43 Conservation Areas. The Council is in the process of completing Conservation Area Appraisals and Management Plans for these. Seventeen Conservation Areas have been appraised, with the latest appraisals adopted by the Council on 25 April 2017. These documents should inform consideration of any planning applications within, or affecting the setting of, a Conservation Area.
- 4.43 The Council will seek to work with developers and communities to take opportunities to improve education and understanding of this important cultural resource when considering applications for development affecting Conservation Areas.
- 4.44 Trees are often of importance to the historic character of Conservation Areas. Six weeks notice is required for works to trees that have a trunk diameter of more than 75mm when measured at 1.5m from ground level (or more than 100mm if reducing the number of trees to benefit the growth of other trees). This gives the Council an opportunity to consider whether a Tree Preservation Order should be made to protect the trees.

### DM18: Conservation Areas

Development should preserve or enhance the character of Conservation Areas by:

- a) retaining buildings and other features, including trees, which make a significant contribution to the character of the Conservation Area;
- b) the design of all development, within or adjoining Conservation Areas, being of high quality and responding appropriately to the character of the area and surrounding buildings in terms of scale, height, layout, design, building style, detailing and materials;
- c) protecting open spaces and views important to the character and setting of the area;
- d) having regard to the cumulative harm of similar proposals within a conservation area. This includes the loss of boundary walls, front gardens and traditional architectural features;
- e) works to the public realm including the maintenance, repair and improvement of public highways and the provision of yellow lines, street direction signs and street lighting being carried out using materials and designs which are sensitive to the historic environment and;
- f) ensuring that the design of shopfronts and advertisements:
  - i. respect the character of upper floors and neighbouring buildings in terms of scale, proportion, alignment, architectural style and materials;
  - ii. seek to retain historic and traditional shopfronts and;
  - iii. includes consideration of the need for and appropriate form of illumination. Internally illuminated signs will not be permitted; Appropriately designed externally illuminated signs will be considered for premises with significant night time trade, unless the cumulative effect of such proposals would compromise the character of the area.

Proposals which would cause substantial harm to the heritage asset will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage asset. Proposals which would cause less than substantial harm to the significance of the heritage asset will be considered against the other public benefits to be gained.

The Council will give great weight to the desirability of preserving or enhancing the Conservation Area, its setting or any features of special architectural or historic interest.



### Explanatory Notes:

- Traditional architectural features can include: timber or metal window casements; true leaded lights or vertical sliding sashes; chimneys; traditional roof materials such as handmade clay tiles or slate; open eaves and exposed rafter feet; and unpainted brick and stone work; This is not an exhaustive list and may include other features.
- Clause f)iii. relates to external signage which require consent, it excludes signage internal to the building which does not require consent.

<b>Local Plan Part 1 parent policies</b>	HA1: Protection of Heritage Assets
<b>Other documents or guidance</b>	<a href="#">Conservation Area Appraisals and Management Plans</a>
<b>Monitoring</b>	<b>Indicator:</b> The Character and Appearance of Conservation Areas being preserved and enhanced. <b>Target:</b> Refusal of applications, and dismissal at appeal, for proposals which fail to preserve or enhance Conservation Areas.

### Heritage at Risk

- 4.45 Many heritage assets are at risk of being lost to future generations because of neglect, decay or inappropriate development. Emerging threats such as increased flood risk because of climate change can pose a threat to heritage assets. Where a heritage asset is at risk, the use of sustainably sourced traditional materials when undertaking repairs will be encouraged. Restoring a heritage asset will also often present an opportunity to undertake sensitive measures to improve insulation or energy efficiency.
- 4.46 Enabling development, such as new dwellings, may occasionally be required to fund the protection or restoration of heritage assets. Where this would conflict with other policies, such as housing policies and the Spatial Strategy, the benefits of preserving the heritage asset will need to be balanced against harm arising from conflicts with other Plan objectives.
- 4.47 Policy HA1 of Local Plan Part 1 outlines that heritage assets identified at risk or vulnerable to risk will be targeted for improvements. The Policy below therefore outlines how development to heritage at risk will be approached.

### DM19: Heritage at Risk

The Council will:

- a) encourage the appropriate repair and maintenance of heritage assets, including through the use of traditional materials and techniques;
- b) have regard to the need to finance the conservation of heritage assets at risk when considering planning applications for enabling development. Where a proposed development would conflict with other policies in the Plan, but would secure the conservation of a heritage asset, the Council will consider whether the benefits of conservation would outweigh any harm caused from departing from other policies. The extent of any such enabling development should be no greater than necessary to make the conservation of the heritage asset viable.

<b>Local Plan Part 1 parent policies</b>	HA1: Protection of Heritage Assets
<b>Monitoring</b>	<b>Indicator:</b> No increase in the number of heritage assets on the risk register. <b>Target:</b> Monitoring numbers of assets on Heritage at Risk and Buildings at Risk registers.

### Non-designated Heritage Assets

- 4.48 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated.
- 4.49 In Waverley, this can include Buildings of Local Merit, Heritage Features, newly discovered archaeological remains, positive contributors identified in a Conservation Area appraisal or assets identified during the course of the planning application. Some non-designated heritage assets will be of equivalent value as designated assets.
- 4.50 The Council will seek to work with the local community, using their local knowledge to help identify, preserve, and record and such assets.

### DM20: Non-designated Heritage Assets

The Council will seek to conserve and enhance the significance of non-designated heritage assets by ensuring that:

- a) development responds to and respects the special architectural and historical interest of the heritage asset;
- b) development will be sited and designed so as to conserve the asset and its setting. Where this is not possible, careful attention should be given to minimise damage or disturbance to the asset or its setting;
- c) where harm or loss is unavoidable, the asset should be appropriately recorded, relocated or restored

A balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

<b>Local Plan Part 1 parent policies</b>	HA1: Protection of Heritage Assets
<b>Monitoring</b>	<b>Indicator:</b> Non-designated heritage assets being preserved. <b>Target:</b> Refusal of applications, and dismissal at appeal, for proposals which would result in the loss of non-designated heritage assets.

### Historic Landscapes and Gardens

- 4.51 Historic landscapes and gardens contribute to the historic environment through their visual, landscape and cultural value. They can be either designated (Registered Parks or Gardens – of which in Waverley there are currently 9), or non-designated heritage assets. In Waverley, the non-designated heritage assets include two extensive areas identified as Areas of Historic Landscape Value, which, under Policy RE3 of Local Plan Part 1, are being retained. Policy DM23 below is proposed to replace retained Policy HE12 of Local Plan 2002.
- 4.52 Historic parks and gardens are an important geological and biological resource in the Borough, and their preservation and enhancement are important to promoting biodiversity, and healthy lifestyles by providing recreational opportunities.



### DM21: Historic Landscapes and Gardens

The Council will seek to conserve, and enhance, the distinctive historic landscape character and archaeological features of registered parks and gardens, Areas of Special Historic Landscape Value (as identified on the Adopted Policies Map) together with significant non-designated sites and gardens, and their wider settings by:

- a) seeking an initial assessment from any developer of the historic archaeological and landscape significance of the site;
- b) giving priority to the preservation of remains or features in situ. Where the Council is satisfied that this is not justified, a developer will be required to provide for the archaeological recording of the remains or features of the site to an appropriate level. The provisions in Policy DM24: Archaeology will apply;
- c) seeking to ensure that unsympathetic sub-division of a registered park or garden is prevented and any particular landscape, architectural or heritage features are protected.

A balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

<b>Local Plan Part 1 parent policies</b>	HA1: Protection of Heritage Assets
<b>Monitoring</b>	<b>Indicator:</b> Historic Landscapes and Gardens being preserved and enhanced. <b>Target:</b> Refusal of applications, and dismissal at appeal, for proposals which would have a harmful impact on historic landscapes and gardens.

### Archaeology

- 4.53 Archaeological remains constitute the principal surviving evidence of the Borough's past. They are however a finite and fragile resource. The destruction of such remains, by development, should be avoided to ensure the Borough's past is not lost forever. Policy HA1 sets out the importance of safeguarding such heritage assets.
- 4.54 Sometimes where archaeological remains are uncovered during development, it is not possible to preserve them in situ. In such instances, the opportunity should be taken to record these archaeological assets, and archive and display them in a local museum where possible. It may also often be possible to integrate or reference archaeological remains into the design when formulating proposals for new development.

- 4.55 When conducting intrusive ground works such as trench excavations, it is important to be mindful of the importance to protecting soil resources and preventing their pollution.
- 4.56 In Waverley, there 30 Scheduled Ancient Monuments, 39 County Sites of Archaeological Importance, and 172 Areas of High Archaeological Potential.
- 4.57 Written consent from the Secretary of State for Digital, Culture, Media and Sport must be obtained before any work on a Scheduled Ancient Monument can commence. Some developments may also require planning permission, the policy below is only in relation to the planning element.

### **DM22: Archaeology**

Archaeological remains can be either designated or non-designated heritage assets.

1. Where development involving ground disturbance is proposed on or near Scheduled Ancient Monuments, County Sites of Archaeological Importance and Areas of High Archaeological Importance (as identified on the Adopted Policies Map) or on any site exceeding 0.4 hectares, an initial assessment of the archaeological value will be required as part of the planning application. Where that initial assessment indicates that archaeological remains are or may be present, an archaeological field evaluation will be required. The evaluation should define:
  - a) The character, importance and condition of any archaeological deposits or structures within the site.
  - b) The likely impact of the proposed development of these features
  - c) The means of mitigating the impact of the proposed development.
2. Where important archaeological remains are found to exist, and can justifiably be left in situ, their protection will be required by planning condition or legal agreement.
3. Where such remains cannot reasonably be protected in situ, a full archaeological investigation of the site including archaeological recording, formal reporting and publication of the findings, and archiving of the recovered material in a suitable repository, will be required in accordance with a scheme of work to be agreed in writing with the Council prior to the commencement of any works.

A balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

<b>Local Plan Part 1 parent policies</b>	HA1: Protection of Heritage Assets
<b>Monitoring</b>	<p><b>Indicator:</b> Archaeological assets being preserved and recorded.</p> <p><b>Target:</b> Refusal of applications, and dismissal at appeal, for proposals which would result in the loss of archaeological assets.</p>



## Chapter 5: Economic Prosperity

When considering the policies in this Chapter, it is important to remember that the Development Plan should be read as a whole. This means that all relevant policies in Local Plan Part 1, relevant 'made' neighbourhood plans and other chapters of this document will be taken into account in determining planning applications, along with other material considerations.

### Employment, Training and Education

- 5.1 As part of the evidence base for the Local Plan, the Council has commissioned regular Employment Land Reviews and updates. These have identified that the rural character of the Borough, and proximity to larger employment hubs, means that Waverley has a trend of historically modest employment growth. As of 2015, the Borough contained approximately 614,500sqm of Class B employment land, with a low vacancy rate of approximately 5%<sup>8</sup>. Waverley contains over 8,200 businesses, over 90% of which are small business employing less than 10 people<sup>9</sup>. There are limited numbers of large businesses in the Borough, and the Local Enterprise Partnership does not identify Waverley as a strategic location for employment growth<sup>10</sup>.
- 5.2 Stakeholders contacted through the Employment Land Review (ELR) identified a desire for flexible premises, which are adaptable for changing business needs. Good rail access and adequate parking have been identified as important to office occupiers, while rural enterprises in particular have stressed the importance of good mobile and broadband connections. Working from home continues to be important to the economy of the Borough.
- 5.3 Policy EE1 of Local Plan Part 1 sets out that at least 16,000sqm of new land for B-class employment uses is proposed to be delivered over the course of the Plan Period, including through the allocation of employment land at Water Lane in Farnham and Dunsfold Aerodrome. Policy EE1 also sets out support for new economic development within settlements, the redevelopment and expansion of existing sites, and economic development in rural areas. No other new employment sites are proposed to be allocated. Policy EE2 sets out that proposals involving the loss of employment sites to

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<sup>8</sup> [Employment Land Review 2016](#)

<sup>9</sup> [Waverley Economic Strategy 2018-2023 \(Draft\)](#)

<sup>10</sup> Waverley Economic Strategy 2018-2023 (Draft)

residential or other uses will be permitted where there is no reasonable prospect of employment uses being retained on a site. Protected employment sites were mapped as part of the Local Plan 2002. As any mapping is likely to become out of date it is not proposed to map employment sites. The provisions of Policy EE2 of Local Plan Part 1 will therefore apply to all sites in B-class (business) uses.

- 5.4 There are a number of important educational and cultural institutions within Waverley which make a significant contribution to economic development within the Borough, directly employing around 13% of the working population<sup>11</sup>. The largest of these is the University of the Creative Arts at Farnham. There are opportunities to significantly boost the local economy by supporting development which will retain students and build on regional links such as with the video games industry in Guildford and the nearby film studio at Lasham. Schools and training centres also act as important drivers of growth and cultural development. The Council will seek to engage positively with such institutions to support their development and that of associated industries.
- 5.5 Improvements to infrastructure are important to economic development in the Borough. Improvements to broadband, mobile coverage, and other infrastructure are addressed by other policies in the Local Plan.

### New Employment Sites

- 5.6 As meeting the Council's housing need has proved more challenging than meeting its employment needs, the Council's preferred policy approach seeks to protect existing residential development. It is also intended for this policy to reflect the needs of high proportion of smaller businesses in the Borough, and to encourage a diverse range of employment accommodation, in order to support the economic resilience and adaptability of the Borough. Following on from Policy EE1 in Local Plan Part 1 and based on the evidence in the Council's Employment Land Review, this policy will apply to B-class (business) employment sites.

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<sup>11</sup> ONS 2016

### DM23: Employment Sites

Proposals for employment development should not result in a net loss of residential units unless justified by a clear economic need.

For B Use Class development, the Council will encourage proposals which are designed to be adaptable to meet changing employment needs. This can be achieved by measures such as providing a mix of smaller and expandable units suitable for small enterprises and start-ups.

Due weight will be given to the wider social, cultural and economic benefits provided by educational and training facilities when assessing application for their expansion or intensification, and that of associated development.

### Explanatory Notes

- 5.7 While there is a need to support economic development, the requirement for additional employment floorspace over the plan period is much less substantial than the housing requirement. As such it is important that proposals for economic development do not undermine the delivery of new housing.
- 5.8 Part of the Council's Economic Strategy involves supporting the development of small businesses and start-up enterprises. The Council will encourage the provision of adaptable workspaces suitable for such enterprises, particularly around educational institutions in order to retain graduates. Whether this is possible or appropriate will vary between sites, for example it will not be expected to be considered for developments aimed to meet the needs of a specific occupier.

<b>Local Plan Part 1 parent policies</b>	EE1 – New Economic Development EE1 – Protecting Existing Employment Sites
<b>Other documents or guidance</b>	Waverley Economic Strategy 2018-2023 (Draft)
<b>Monitoring</b>	<b>Indicator:</b> The supply of flexible new employment floorspace to meet demand. <b>Target:</b> Provision of sufficient employment floorspace to meet predicted demand in accordance with the evidence in the Employment Land Review.



## Town Centres and Local Centres

- 5.9 Local Plan Part 1 seeks to strengthen the service centre role of Waverley's town centres and local centres by maintaining and enhancing their vitality and viability. The Spatial Strategy in Local Plan Part 1 reinforces the service centre roles of Waverley's main settlements by concentrating retail provision in the town centres of Farnham, Godalming, Haslemere and Cranleigh, and the local centres of Milford, Bramley and Farncombe. Local Plan Part 1 also contains a vision for Waverley's town centres, including elements that relate to specific centres, given that they all have different characteristics. The nature and amount of new development in each centre will be appropriate to its scale, character and role in the settlement and retail hierarchy.

### Town Centres and Primary Shopping Areas

- 5.10 Local Plan Part 2 defines the extent of town centres including their Primary Shopping Areas. The Primary Shopping Areas reflect the main concentration of retail development within town centres. These areas are critical for the attractiveness of the town centres.
- 5.11 The NPPF supports the need to clearly define the extent of town centres and primary shopping areas and to make clear which uses are acceptable in such locations. However, permitted development rights allow some changes of use without the need for planning permission.
- 5.12 Policy TCS1: Town Centres in Local Plan Part 1 supports a sequential approach for proposals involving new retail and other main town centre uses outside of the Primary Shopping Areas and town centres. This Policy seeks to protect retail and other main town centre uses in suitable locations.
- 5.13 Primary Shopping Areas have been identified within the town centre areas of Farnham, Godalming, Haslemere (including Wey Hill) and Cranleigh. Primary Shopping Areas are where retail development is concentrated within the town centres and Local Plan Part 1 policy TCS1 states that the Primary Shopping Areas will be the main focus for A1 retail uses and seeks to protect these uses within the defined areas.
- 5.14 The [Waverley Town Centres Retail Study Update \(2013\)](#) identified the Primary Shopping Areas. To ensure the existing evidence was appropriate and up-to-date, surveys were carried out to identify any changes in the retail offer that had occurred since the 2013 Study. In defining the Primary Shopping Areas, the same approach was used in accordance with the original study with consideration given to other factors. These other factors include footfall but primarily the location of units, in that a unit may not necessarily currently be in a retail use, but its location is nevertheless considered to be within the key area for shopping.

- 5.15 Changes to the town centre boundary in Farnham have been made in order to align with the town centre boundary identified in the Farnham Neighbourhood Plan and an update to the Haslemere town centre boundary has been made.

### Development in Town Centres

- 5.16 All four of Waverley's town centres are historic and relatively small in scale. They have scope to accommodate only limited development. The Waverley Local Plan (2002) identified a number of 'Key Sites' where proposals for redevelopment were anticipated over the Plan Period. Two Key Sites have not been developed, Haslemere Key Site: Land between West Street and Lower Street (referred to as Policy TC7 in the 2002 Local Plan), and Farnham Riverside. In addition, Godalming's Key Site, at the time of preparing the document, is not completely built out.
- 5.17 In addition to Key Sites in the 2002 Local Plan, an 'Area of Opportunity' was identified in the East Street area of Farnham, including the Woolmead. The northern portion of the site has been allocated in Local Plan Part 1 for a strategic mixed use site (Policy SS3) and includes 100 new town centre homes and 4,200 sq. m of replacement retail floorspace. The East Street Area of Opportunity is identified in the Farnham Neighbourhood Plan (2017) as the FNP21 area on the Farnham Town Centre Map 26. The southern part of the area is currently being built out as the Brightwells development. Other sites are likely to come forward during the Local Plan Part 2 Plan Period. By applying the sequential test, the Council will seek to focus appropriate development on these town centre sites.
- 5.18 The following Policy requires proposals to contribute positively to making town centres better places to live and work by encouraging a mix of uses and infrastructure associated with town centre living. Where the density of housing is increased, an under-provision of parking spaces within town centres may be supported if there is evidence that this will encourage other sustainable transport modes and contribute to the objectives of sustainable development. Furthermore, higher density housing within town centres will reduce the uptake of greenfield sites outside the settlements, thereby supporting Local Plan Part 1 Policies ST1: Sustainable Transport, CC1: Climate Change, and CC2: Sustainable Construction and Design.
- 5.19 This Policy will contribute to the overall viability and vitality of a town centre, along with higher density housing and will therefore enhance access to local services and facilities. Higher density housing in town centres, as supported by the NPPF, may provide greater opportunities for people to choose active modes of transport i.e. walking and cycling to shops etc., thereby improving health through physical activity. Encouraging higher density housing and mixed use development in town centres will help support Policy

AHN3: Housing Types and Size as proposals will provide more opportunities for a greater a mix of dwelling types, sizes and tenures.

- 5.20 All proposals will be required to be of high quality design that contributes positively to making better places to live and work and will be subject to general Policies DM1-8 and other relevant policies in the Development Plan.

#### DM24: Development within Town Centres

The Council will support proposals within the Town Centre for:

- a) Schemes that will encourage investment and increase the viability and vitality of the area through a mix of town centre uses including markets and food & drink uses;
- b) Higher density housing where housing is promoted as part of a mixed use development.
- c) Schemes that include the provision of street furniture and facilities for people walking and cycling, such as benches, in new or renovated public spaces.

Town centres and Primary Shopping Areas, for the purposes of Policy TCS1 are designated on the Policies maps.

<b>Local Plan Part 1 parent policies</b>	TCS1: Town Centres
<b>Monitoring</b>	<p><b>Indicator:</b> Proposals for development within town centres contributing to their vitality and viability</p> <p><b>Target:</b> Refusal of applications, and dismissal at appeal, for proposals which would undermine the vitality and viability of town centres</p>

#### Access and Servicing

- 5.21 Due to the historic character of Waverley's town centres, many established commercial premises do not have, and cannot be provided with, bespoke servicing facilities. Even where such facilities do exist, they are often inadequate for large vehicles. In consequence, servicing frequently takes place from the street, causing traffic congestion and hazardous conditions for pedestrians. Together, these factors have an adverse effect on the town centre environment.

- 5.22 The Council has identified areas in Godalming and Haslemere on the maps below where the creation of rear access and servicing is appropriate. These are set out below. For the Haslemere Key Site, redevelopment proposals should take into account the potential to improve rear access and servicing.

Godalming		Haslemere	
(a)	Moss Lane to Great George Street	(a)	Land between West Street & Lower Street
(b)	Crown Court to King's Arms & Royal Hotel	(b)	Land to the rear of High Street

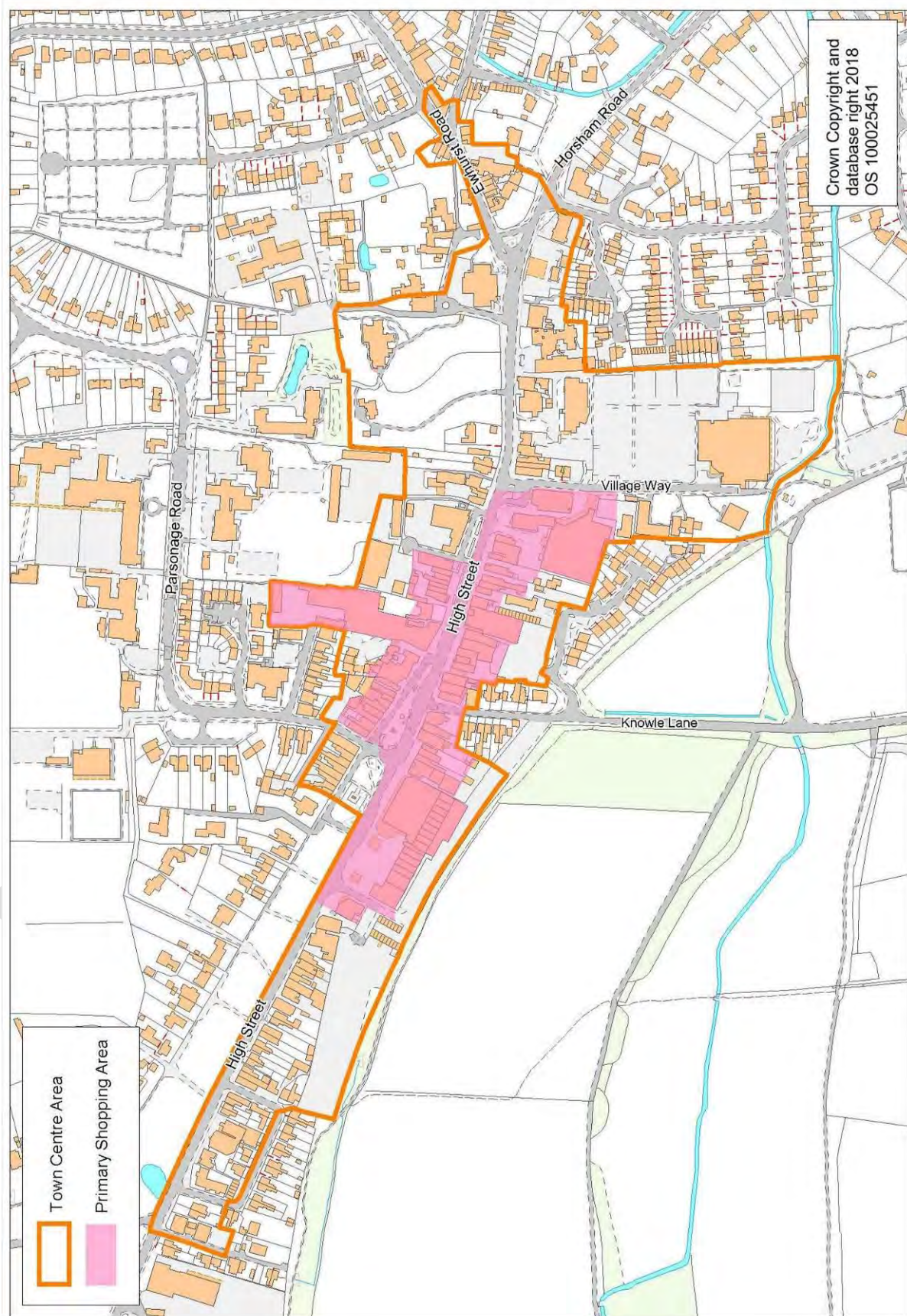
#### **DM25: Access and Servicing**

The Council will protect those access and servicing areas designated on the Adopted Policies Map where servicing is appropriate and capable of being delivered.

<b>Monitoring</b>	<b>Indicator:</b> Provision of access and servicing where appropriate <b>Target:</b> No specific targets
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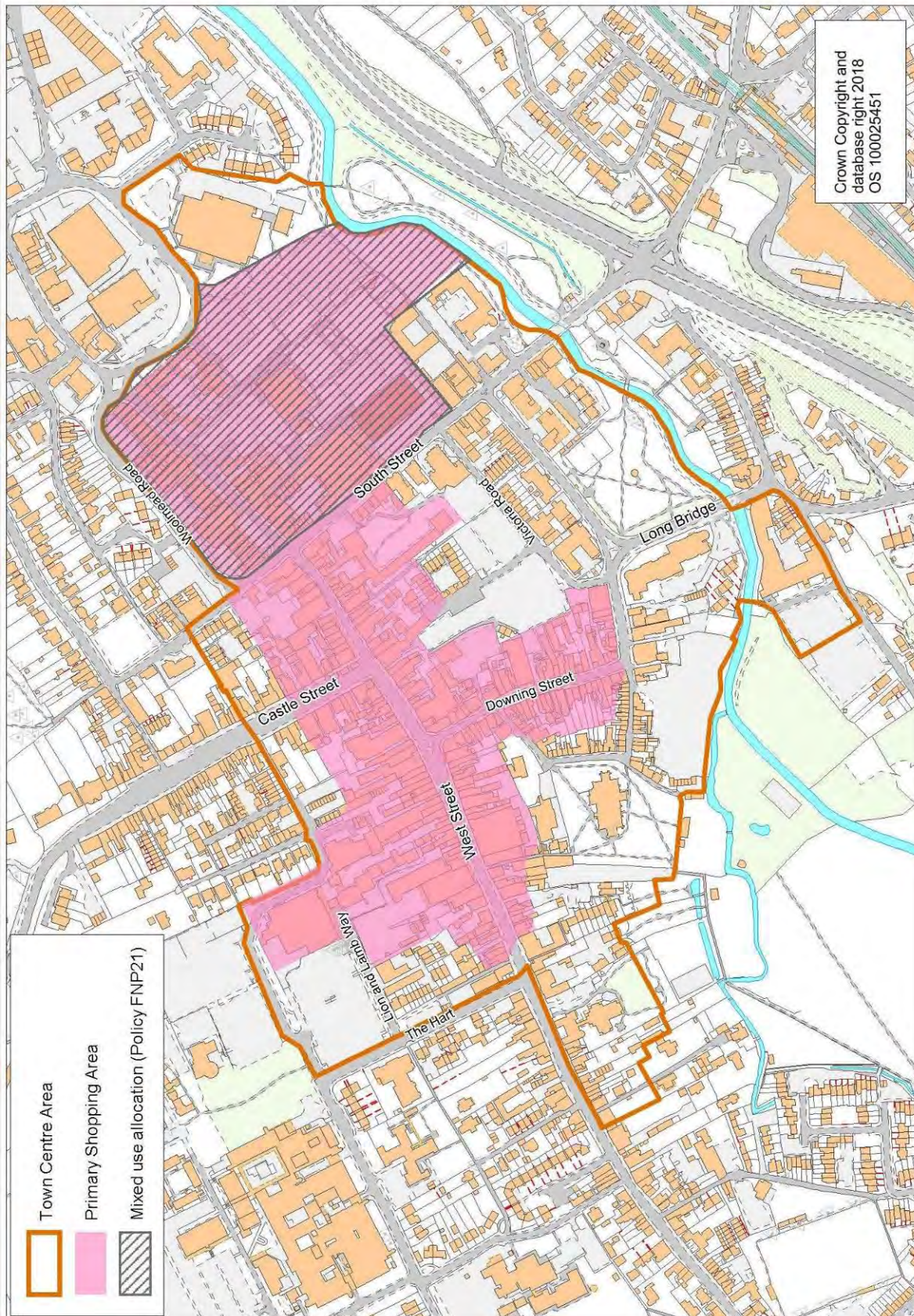


Map 35: Cranleigh Town Centre



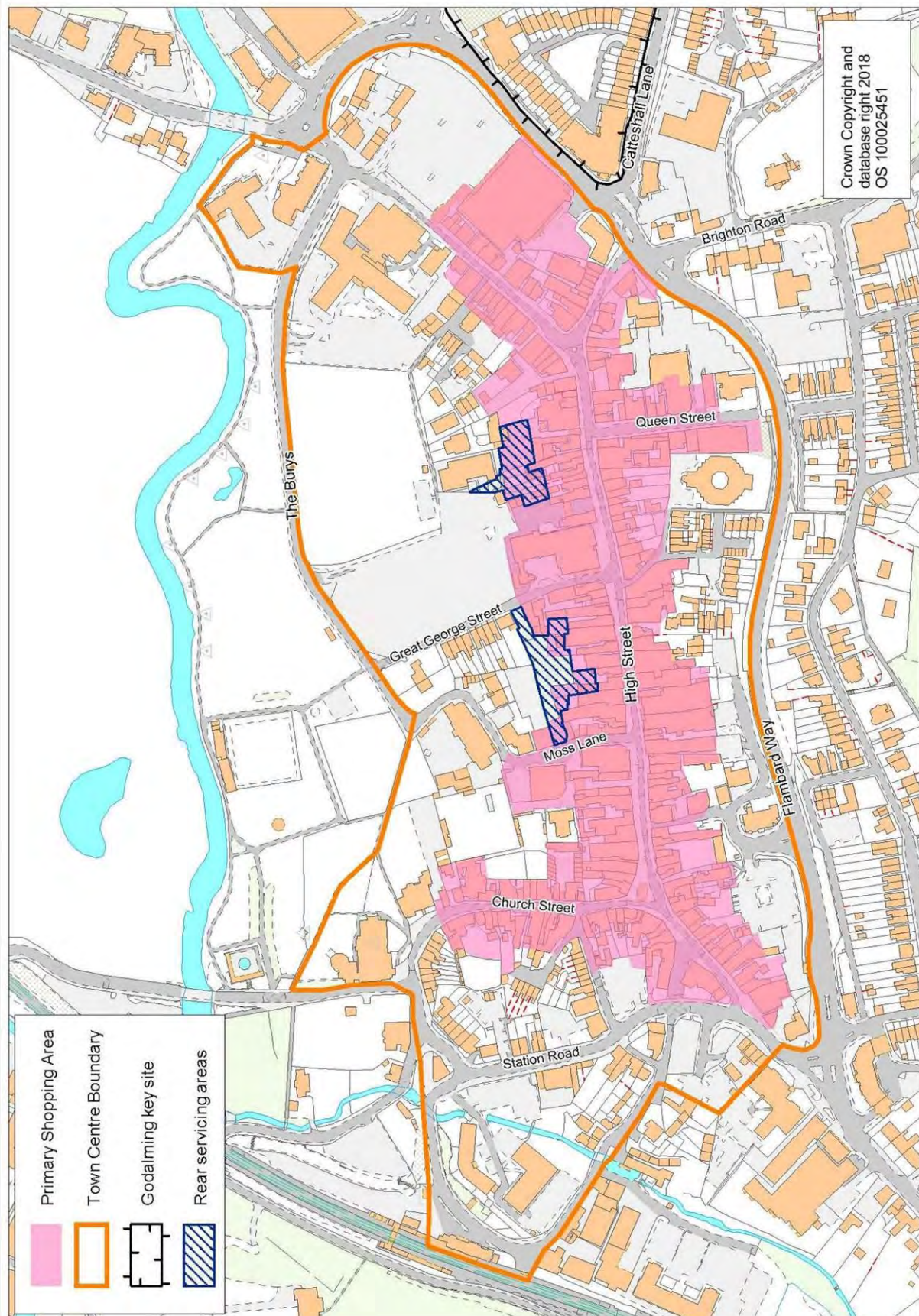


Map 36: Farnham Town Centre



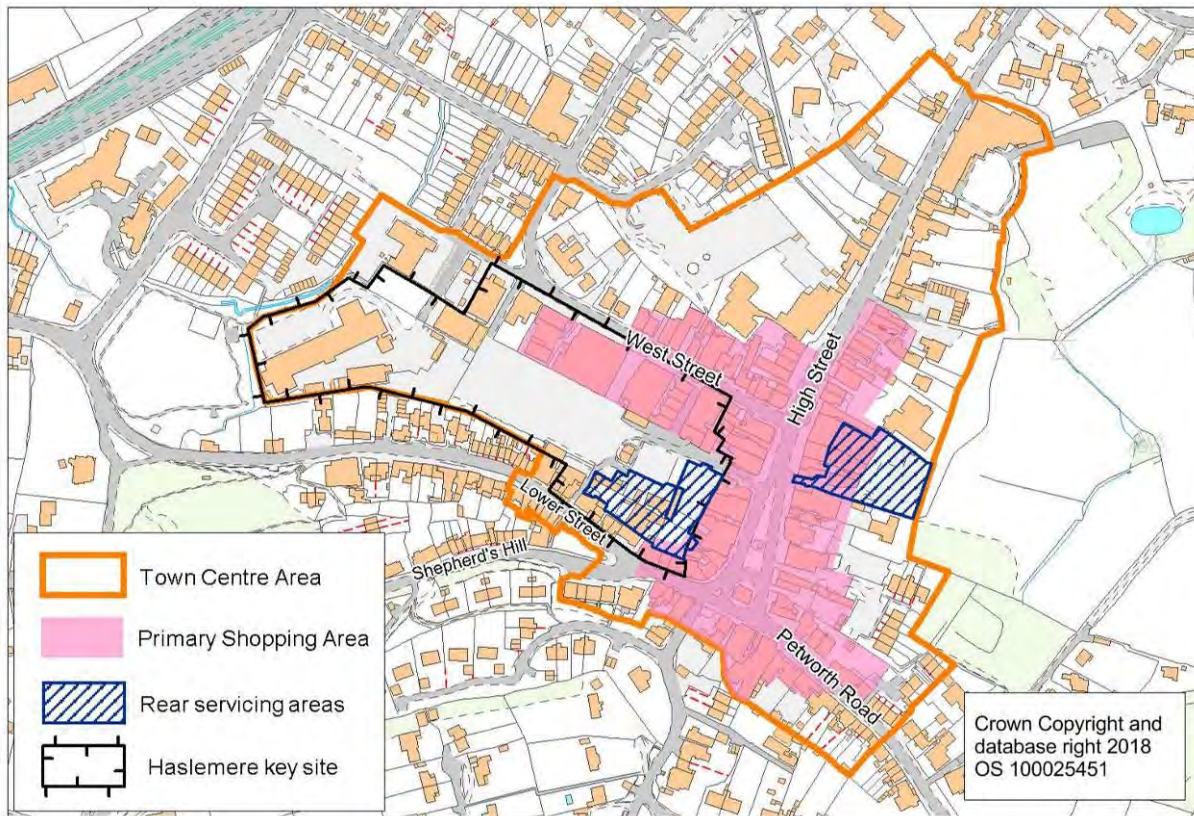


Map 37: Godalming Town Centre

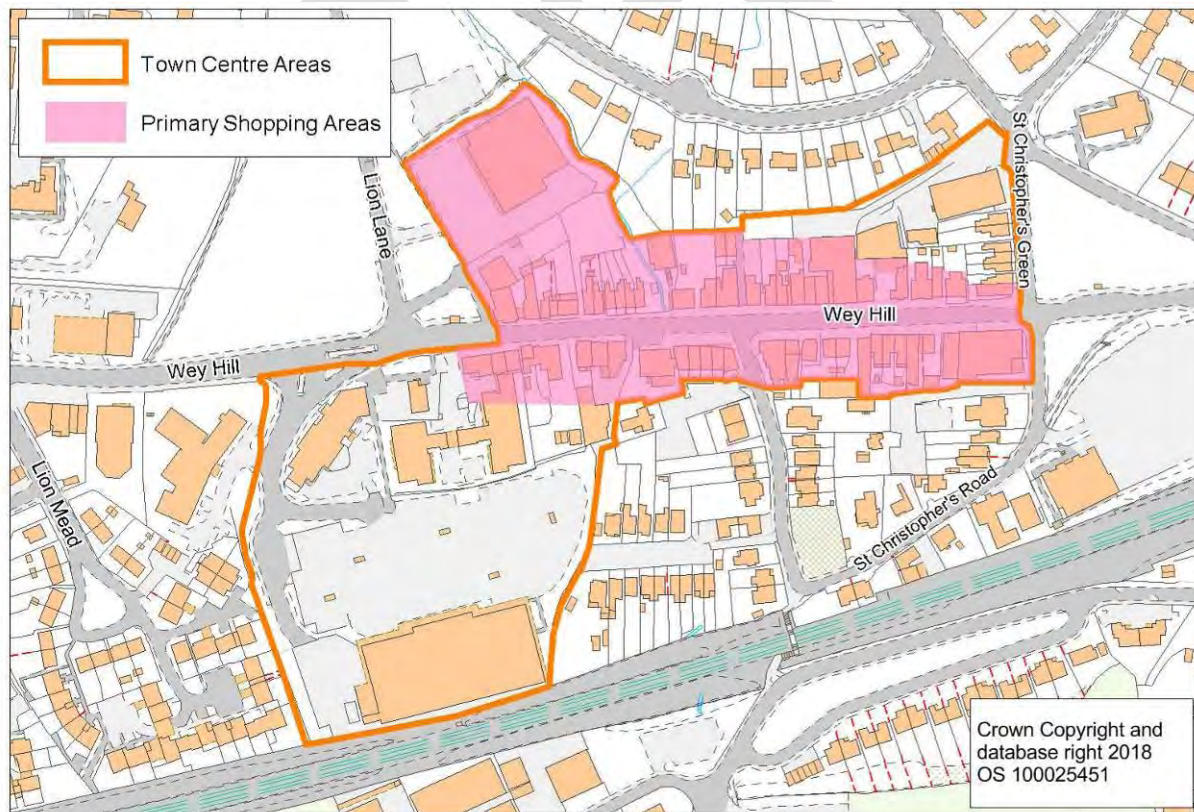




Map 38: Haslemere Town Centre (Haslemere)



Map 39: Haslemere Town Centre (Wey Hill)





## Local Centres

- 5.23 Outside of the main towns, larger villages and suburbs perform the role of a local centre. Local centres provide an important function, serving the local needs of communities, and providing shops, services and facilities that are easily accessible and reduce the need to travel. However, often these local centres come under pressure from alternative uses. Local Plan Part 1 Policy TCS2: Local Centres recognises the importance of local centres and makes provision for their protection. Within the Waverley's retail hierarchy, Farncombe, Bramley and Milford are considered to be local centres.
- 5.24 Local Plan Part 1 sets out the vision for local centres and recognises that they should provide for the day-to-day needs of residents and the local community. The strategy for delivering this vision includes:
- Maintaining the vitality and viability of the centre,
  - Supporting shops, services and other small economic uses (including post offices, petrol stations, village halls and public houses, and access to sources of fresh, healthy food),
  - Safeguarding the existing provision of shopping floorspace,
  - Making provision for an increase in convenience shopping floorspace that is appropriate to the scale, nature and function of the centre and complements its existing provision.
- 5.25 In accordance with TCS2: Local Centres, the following local centre boundaries have been identified in Farncombe, Bramley and Milford. These boundaries are based on site assessments which define the purpose and characteristics of that particular local centre. These characteristics have been used to identify the scope of potential new local centres in terms of their boundary<sup>12</sup>.

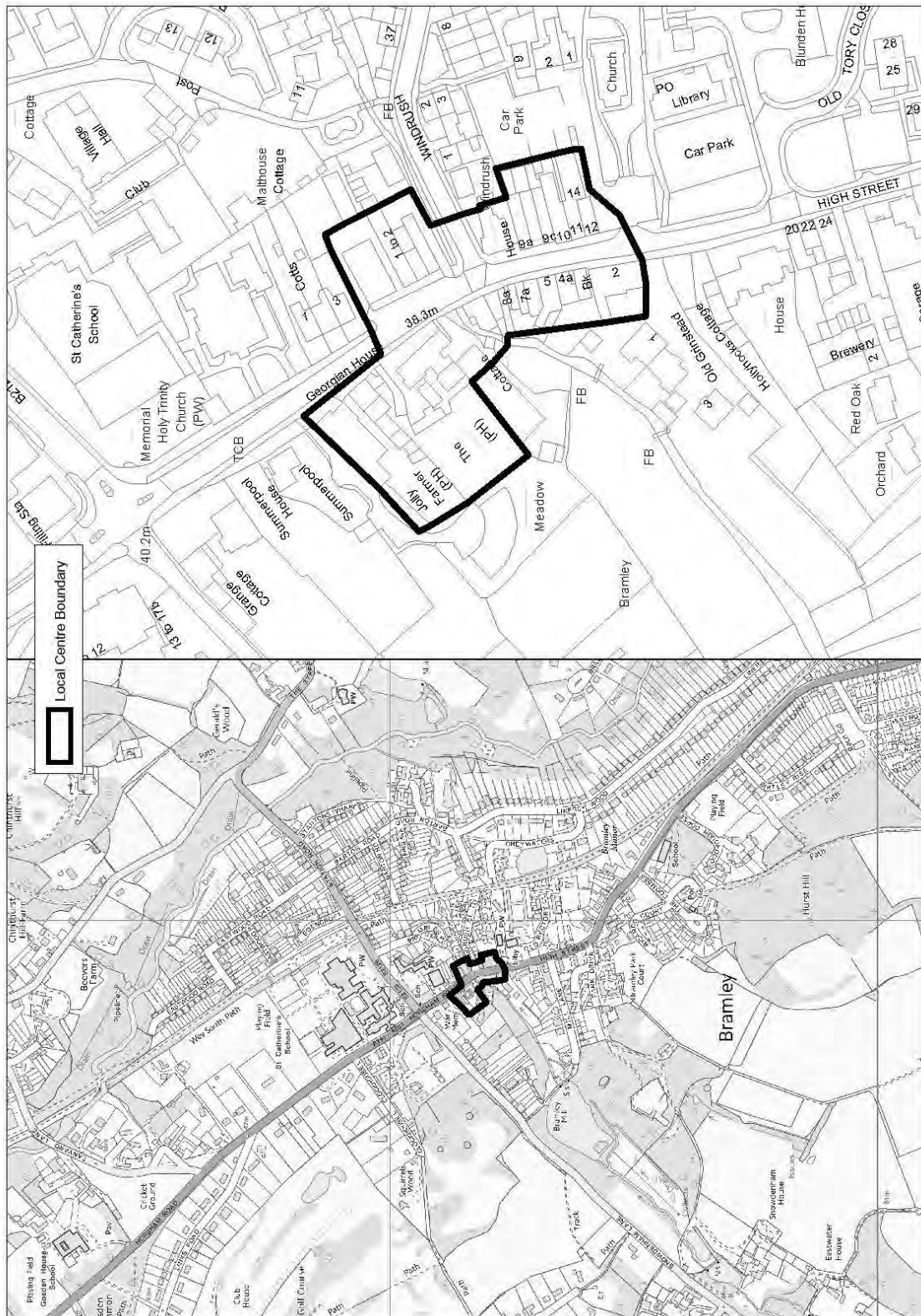
### DM26: Local Centres

For the purposes of Policy TCS2, the Local Centres are designated on the Policies Map.

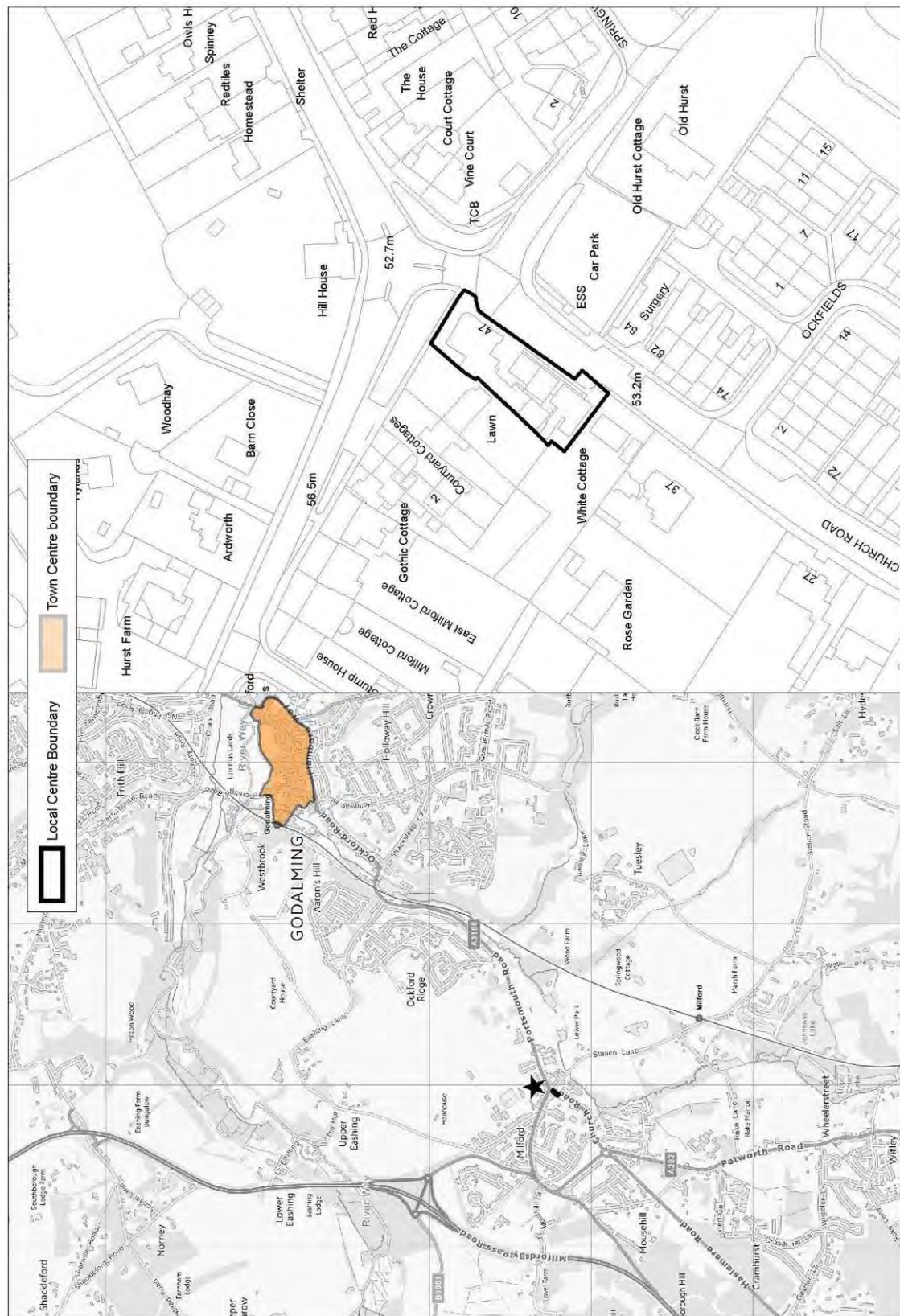
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<sup>12</sup> Full details of the methodology used for defining the extent of local centres are available in the Town and Local Centres Topic Paper.

Map 40: Bramley Local Centre

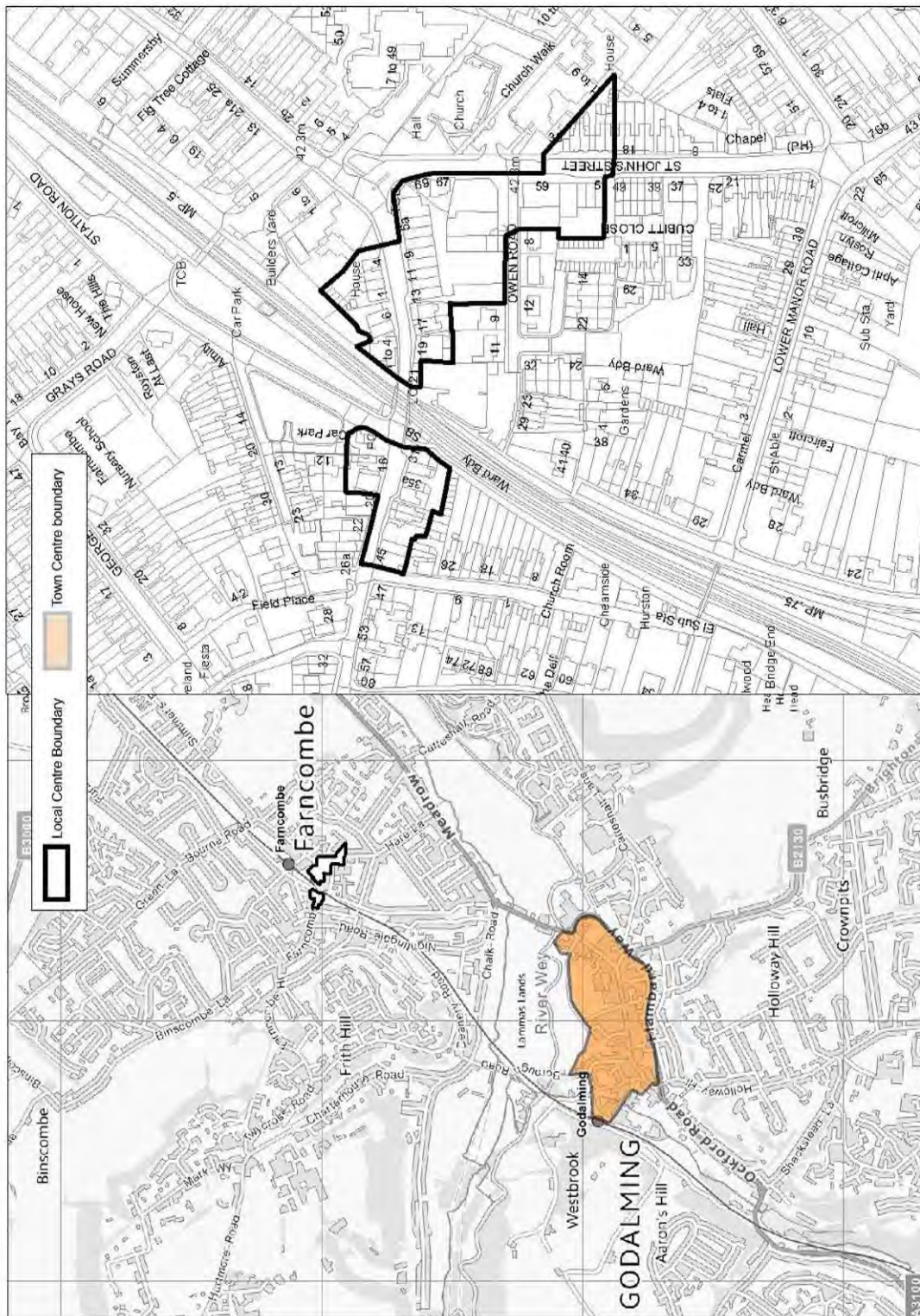


Map 41: Milford Local Centre





Map 42: Farncombe Local Centre





## Advertisements

- 5.26 Applications for express consent for the display of advertisements should be considered against the interests of protecting amenity and public safety in accordance with the TCP (Control of Advertisements) Regulation 2007 (as amended). The NPPF advises that control over outdoor advertisements should be efficient, effective and simple in concept and operation. However, it also advises that poorly placed and designed advertisements can have a negative impact on the quality and character of places.
- 5.27 Policy DM27 considers the issues to be taken into account when designing an advertisement and makes clear the importance being placed on the wider public amenity. This policy should be used in conjunction with the Shopfronts Design Guide SPD.
- 5.28 When proposing illuminated advertisements, it is important that developers use energy efficient lighting. Poorly designed lighting can provide a road safety hazard. Light spillage can also disturb protected species such as bats, while having a harmful impact on the historic environment and valued landscapes.
- 5.29 Poor quality advertisements can have a harmful impact on visual amenity in Conservation Areas in particular. Here hand-painted signs and appropriately designed external illumination will be encouraged.

### DM27: Advertisements

Consent will only be given for the display of an advertisement which respects the interest of public safety, historic character, and amenity. In particular:

- a) Advertisements must not constitute a vehicular traffic hazard, nor present a hazard to other road users such as cyclists or pedestrians.
- b) The size, design, colour, materials and positioning of the advertisement must be appropriate to its setting;
- c) The advertisement must not lead to loss of amenity to local residents or businesses due to light or noise pollution;
- d) Internally illuminated signs will not be permitted where they would be visually intrusive. Internal illumination will not be permitted in Conservation Areas.
- e) External illumination may be permitted provided that light fittings are appropriately designed and can be discreetly sited;
- f) Within the Areas of Special Control of Advertisements and other rural areas, advertisements will be required to respect the rural character of the area. Advance signs and illuminated signs will not be permitted in these areas unless essential for highway safety.

<b>Other documents or guidance</b>	Shopfronts Design Guide SPD
<b>Monitoring</b>	<b>Indicator:</b> Advertisements being of a high quality which preserves public safety and amenity <b>Target:</b> Refusal of applications, and dismissal at appeal, for advertisement proposals which are harmful to amenity or public safety.

# Telecommunications

5.30 The Council recognises the importance of improving the coverage and quality of mobile phone service, particularly for rural enterprises. Resilient telecommunications infrastructure is also important in supporting public safety, particularly in events such as floods and storms.

5.31 As much of the Borough is defined by valued landscapes including the AONB, the public benefits of mobile service have to be balanced against the need to protect these landscapes and well as the historic and built environment. Telecommunications operators have extensive Permitted Development rights. However, where express planning permission is required, the Council requires masts and other apparatus to be shared and consolidated wherever possible, and to be designed to minimise their visual impact as far as practicable.

## DM28: Telecommunications

Proposals for telecommunications masts and towers, and apparatus mounted on existing buildings and structures, should be designed to minimise their impact on the landscape, townscape, and historic environments.

New and upgraded broadband infrastructure will be encouraged subject to consideration of the impact of proposals on safety and visual amenity.

Local Plan Part 1 parent policies	Policy CC2: Sustainable Construction and Design
Monitoring	<p><b>Indicator:</b></p> <p>Improvements to telecommunications coverage and broadband network speeds, without harm to valued landscapes.</p> <p><b>Targets:</b></p> <p>Refusal of applications, and dismissal at appeal, for telecoms development which would have an unduly harmful impact on the AONB.</p>

# Filming

- 5.32 The Council recognises and acknowledges the role that film and photography can play in bringing economic benefits to the Borough’s communities. However, the Council also has a duty to protect the special qualities and landscape character of the Borough.
- 5.33 The Town and Country Planning (General Permitted Development) Order 2015 (as amended) allows some ‘low intensity’ time restricted filming activities where there is no need for the building of a set or bringing in large equipment. However, other filming projects may require express planning permission.
- 5.34 The Council seeks to protect the amenities of the Borough’s communities, and to minimise any disruption associated with a commercial filming project. Special attention and care must be taken when a production is planning to use any historic buildings, heritage sites or Conservation Areas. If it is considered that a proposal may be likely to cause harm, or have significant adverse impacts on a sensitive site or landscape, which cannot be mitigated, then planning permission is unlikely to be granted. The Council may consider developing a protocol for planning applications related to filming activities.

## DM29: Filming

Planning applications for commercial filming productions will be supported subject to an assessment of their individual merits.

# Explanatory Notes

- 5.35 The Code of Practice and Filming Guidelines (2000) is a voluntary agreement and it outlines the general requirements and the protocols expected of filming projects to ensure that standards and consideration by all parties affected, is a priority.

Monitoring	<p><b>Indicator:</b> Support for responsible filming projects within the Borough.</p> <p><b>Target:</b> No specific targets</p>
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## Tourism and Recreation

- 5.36 One of Waverley's main assets is the quality of its environment. Waverley has many assets that attract visitors, including historic towns, attractive villages and highly accessible countryside. The Council recognises the importance of tourism and the contribution it can make to the local urban and rural economy.
- 5.37 In accordance with the NPPF, the Council will support sustainable tourism and leisure developments that benefit businesses, communities and visitors, and which respect the character of the countryside, in accordance with the NPPF. The Council will encourage suitable opportunities for growth, but will ensure that inappropriate development that would limit tourism and cause an adverse impact on the Borough is prevented.
- 5.38 When tourism facilities are proposed, developers should give consideration to ensuring that development does not result in the pollution or degradation of soil and water resources or the natural environment. Tourism facilities may also provide an opportunity to provide enhancements to the natural environment.
- 5.39 Tourism facilities will often be in relatively isolated locations and developers should seek to ensure sites provide safe access inclusive to all and maximise the use of sustainable transport modes can be accessed by sustainable access and travel modes, avoiding generating excessive vehicular movements, for example by providing facilities for walkers and cyclists or providing shuttle services to public transport hubs.

### DM30: Tourism, Hotels and Visitor Accommodation

1. Measures which promote tourism, including recreation based rural diversification, will be encouraged.
2. Any development should increase the range, or improve the quality of accommodation or attraction for tourists, day visitors, business visitors and residents in the Borough.
3. The Council will seek to retain visitor accommodation, and when considering development proposals that result in the loss or partial loss of existing visitor accommodation, will take into account the viability of the existing enterprise and the public demand for it, and the availability of other similar establishments within the area. There will be a presumption against a change of use from existing visitor accommodation or a use that supports the tourist economy, unless it can be demonstrated that the existing facility is no longer viable, or is incapable of improvement to a good standard.
4. Support will be given to proposals which develop opportunities associated with rural diversification and rural development initiatives, particularly where they assist farm diversification projects, benefit the local economy, or enable the retention of buildings contributing to the character of the countryside.
5. Extensions to existing visitor accommodation establishments or attractions will be supported.

<b>Local Plan Part 1 parent policies</b>	Policy EE1: New Economic Development
<b>Monitoring</b>	<b>Indicator:</b> Retention of existing, and provision of new visitor accommodation. <b>Target:</b> A net increase in visitor accommodation.

- 5.40 The route of the former Guildford-Cranleigh railway line forms part of the long distance Downs Link Bridleway and provides access to the valued landscapes and historic settlements within the Borough and beyond. It forms a sustainable, recreational route for walkers, cyclists and horse riders. The Council recognises the cultural and historic value of the route and will seek to ensure that it is protected and enhanced. It is important that any future works to this route take advantage of its potential as a sustainable movement corridor.

### DM31: Downs Link - Guildford to Cranleigh Corridor

The route of the former Guildford to Cranleigh railway line, shown on the Adopted Policies map, will be safeguarded as an important sustainable movement corridor. Development in safeguarded areas which would prejudice the future implementation of transport schemes will not be permitted.

<b>Monitoring</b>	<b>Indicator:</b> Protection and improvement of the Downs Link as a sustainable movement corridor. <b>Target:</b> Refusal of applications, and dismissal at appeal, for proposals which would prejudice the retention of the Downs Link.
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- 5.41 Waverley has a valuable network of routes through the countryside, with some 400 miles of public rights of way including footpaths and bridleways. These routes are important in providing sustainable transport routes and supporting healthy lifestyles through recreation. Public Rights of Way can also act as important wildlife corridors, through features such as native species hedgerows along routes. The Council will work with the County Council and developers to maintain and enhance these routes through improved signposting and other such works.

### DM32: Access to the Countryside

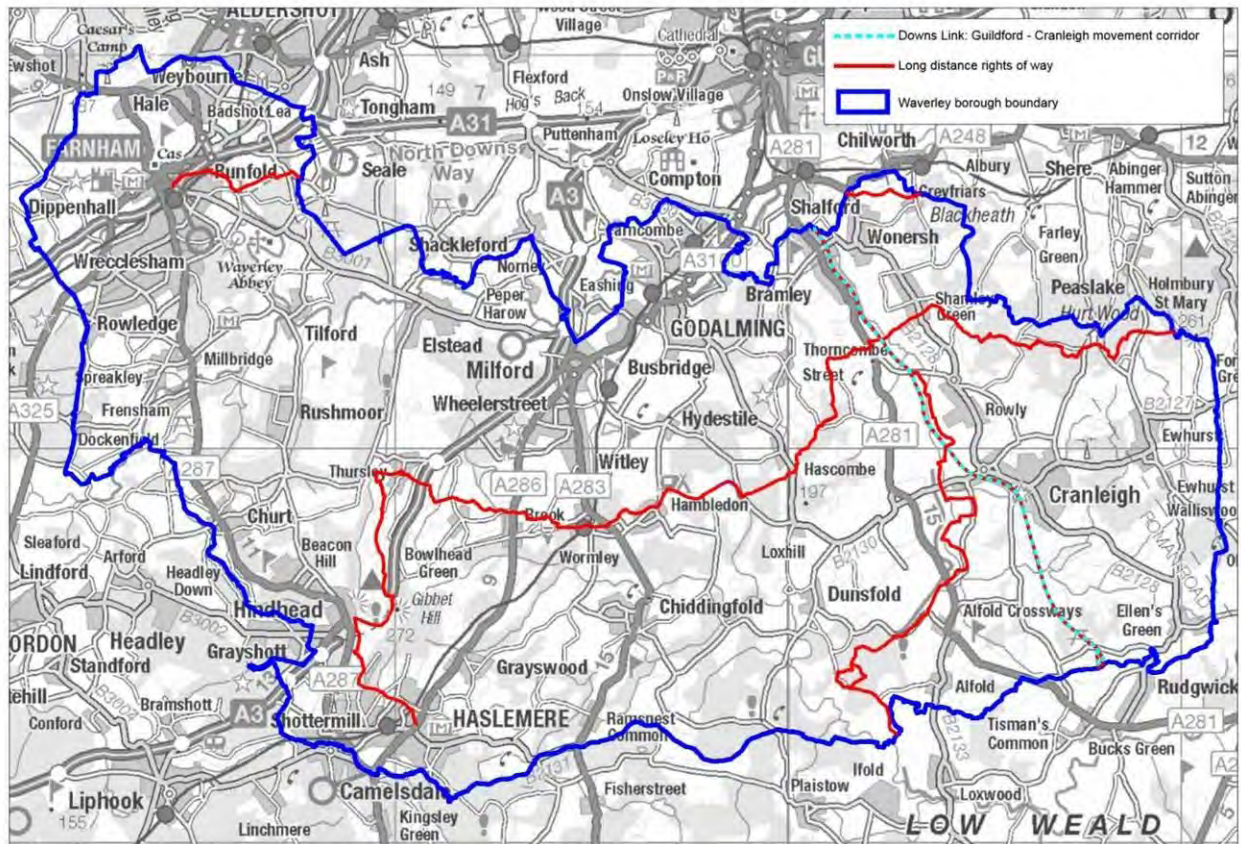
The Council, in consultation with Surrey County Council, will seek to ensure that designated rights of way are safeguarded, protected and enhanced to encourage their use by walkers, cyclists and horse riders. The routes of long distance rights of way in the Borough are shown on the Adopted Policies Map.

When consulted on proposals to divert public rights of way, the Council will seek to ensure that the proposed route is equivalent or preferable to the definitive route having particular regard to the safety and convenience of walkers, horse riders and cyclists; the protection of public views; increases in length; and connections with other rights of way.

<b>Monitoring</b>	<b>Indicator:</b> Protection and enhancement of long distance rights of way within the Borough. <b>Target:</b> No specific targets
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Map 43: Long distance rights of way and the Downs Link



## Chapter 6: Housing Policies

When considering the policies in this Chapter, it is important to remember that the Development Plan should be read as a whole. This means that all relevant policies in Local Plan Part 1, relevant 'made' neighbourhood plans and other chapters of this document will be taken into account in determining planning applications, along with other material considerations.

### Re-use and alterations to large buildings

- 6.1 Within the Borough, there are a number of large houses, many of which have already been subdivided into smaller dwellings. The reuse and adaptation of larger dwellings can help contribute to housing supply, while making more efficient use of existing buildings, can represent a highly sustainable use of resources.
- 6.2 Proposals for such development will normally be supported, subject to acceptability of factors such as provision of parking space, bin storage, and compliance with space standards. In some instances, factors such as a high risk of flooding or the impact on a heritage asset may make the subdivision of a dwelling inappropriate.
- 6.3 Where two or more dwellings are proposed to be amalgamated into a single dwelling, applications will be considered on a case by case basis, including consideration of the impact on housing supply and the adequacy of the living space the existing subdivided property provides. While restoring a previously subdivided property into a single dwelling will normally be acceptable, given the acute housing need in the borough, the large scale amalgamation of dwellings will be resisted.
- 6.4 Where works to divide or amalgamate dwellings are proposed, developers should take the opportunity to improve the environmental performance of the building in accordance with Policy CC2, and provide other benefits where possible such as protecting features of historic interest or improving flood resilience. Resisting amalgamation of dwellings that would result in a loss of dwellings is important so that the Council can address the need for smaller dwellings within the Borough identified in the Strategic Housing Market Assessment (SHMA).

### DM33: Reuse of and alterations to large buildings

The Council will support the subdivision of larger dwellings or the conversion of non-residential buildings into small residential units as a means of increasing housing supply provided it complies with other policies in the Plan. In considering such proposals, the Council will have particular regard to the impact of the development on neighbour amenity, and parking space provision.

The Council will resist any amalgamation of dwellings that would result in the loss of 5 or more dwellings.

<b>Local Plan Part 1 parent policies</b>	AHN3: Housing Types and Size
<b>Monitoring</b>	<p><b>Indicator:</b> Ensuring no significant loss of housing stock through the amalgamation of dwellings, and supporting the appropriate subdivision of larger buildings.</p> <p><b>Targets:</b> Refusal of applications, and dismissal at appeal, for proposals which result in the net loss of 4 or more dwellings. Proposals for subdivision being a high quality</p>

## Self-build and Custom Housebuilding

- 6.5 The Council has a legal responsibility to keep a register of individuals and interested associations of individuals that are seeking a plot of land to construct a self or custom build house as a sole or main residence. The Council must also have regard to the Register when carrying out its Planning, Housing, and land disposal functions.
- 6.6 The Council has maintained a Self-build and Custom Housebuilding Register since January 2016. In total as at October 2018, there are 149 applicants registered on the Waverley Self-Build and Custom Housebuilding Register. Of these applicants 88 qualified for Part 1 of the Register having satisfied the local connection test and paid the required entry and/or renewal fee.
- 6.7 The Council is required to grant sufficient planning permissions to meet the demand for plots shown on their Self-Build and Custom Housebuilding Register. Authorities have three years, at the end of each base period, in which to permit an equivalent number of plots of land to the number of applicants on Part 1 of their Register, which are suitable for Self-Build and Custom Housebuilding.



- 6.8 Housebuilding projects present an opportunity for innovative new design, and to broaden the range of types and styles of housing being built in the Borough. Developers should seek to ensure that Self and Custom Build projects respond positively to their built and natural context. As demand will often be for detached plots, developers should promote the efficient use of land and resources in accordance with Policy CC2 in Local Plan Part 1.
- 6.9 Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites for Self-build and Custom Housebuilding projects within their Neighbourhood Plan Area.
- 6.10 Policy DM34 will assist the Council in granting sufficient planning permissions to meet the demand for plots in the Borough, as evidenced by the Waverley Self-build and Custom Housebuilding Register.

#### **DM34: Self-build and Custom Housebuilding**

To support prospective self and custom builders, development proposals of 20 or more additional dwellings, will be expected to make available at least 5% of dwelling plots for sale to self or custom builders, having regard to the level of outstanding demand on the Self-build and Custom Housebuilding Register.

Where an applicant considers that it is not viable to meet the 5% requirement the Council will expect this to be demonstrated with robust evidence and may negotiate a proportion which is achievable.

Where a developer is required to provide self and custom build plots, the plots should be made available, and be priced and marketed appropriately as self-build or custom housebuilding plots for at least 12 months. Where plots have been appropriately marketed and have not sold within this time period these plots may either remain on the open market as self or custom build or be built out by the developer for conventional market housing.

The Council will also support Self-build and Custom Housebuilding on smaller residential development sites, where schemes are appropriate to the scale, design and character of the existing community.

<b>Local Plan Part 1 parent policies</b>	Policy AHN3: Housing Types and Size
<b>Other documents or guidance</b>	Waverley Borough Council Self-build and Custom Housebuilding Register
<b>Monitoring</b>	<b>Indicator:</b>

	<p>Ensure sufficient supply of plots for self and custom builders.</p> <p><b>Target:</b> Sufficient permissions for self-build plots granted to meet the demand on the register.</p>
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## Chapter 7: Housing Sites

### Delivering New Housing

- 7.1 Local Plan Part 1 sets out the overall housing requirement for the Borough over the plan period from 2013 to 2032. This amounts to 11,210 net additional homes, or an average of 590 a year. It also sets out the spatial strategy which underpins how this housing requirement will be distributed across the Borough. Development will be focused at the four main settlements, and the new settlement at Dunsfold Aerodrome. Alongside this, growth is planned for some of the villages, reflecting their position within the Settlement Hierarchy.
- 7.2 Expanding on the spatial strategy, Local Plan Part 1 Policy ALH1 sets a specific minimum housing target for each settlement. Developments which have already been completed since 2013, have planning permission or have already been allocated through Local Plan Part 1 and the Farnham Neighbourhood Plan make up a significant proportion of this requirement. Based on past trends, development on sites which are not allocated, otherwise known as windfalls, will also continue to contribute to housing supply. In order to ensure delivery of sufficient housing over the plan period, the residual housing requirement will be met through the allocation of housing sites in Local Plan Part 2 and a number of neighbourhood plans. In relation to the housing allocations needed to meet the Local Plan Part 1 requirement, Local Plan Part 2 will deal with Godalming, Haslemere, Elstead and Witley (including Milford) and neighbourhood plans will deal with Alfold, Bramley, Chiddingfold, Cranleigh, Dunsfold and Ewhurst.
- 7.3 The housing trajectory in Appendix II, and breakdown of components of supply in Appendix III sets out in more detail how the housing requirement will be met in full. These two appendices are primarily a factual update of their counterparts in Local Plan Part 1 using a base date of 1 April 2018. The only change is with regard to the estimate that windfall sites will contribute to delivery. This reflects the fact that the NPPF 2012 set out that windfall allowances should not include development on residential gardens. The NPPF 2018 does not carry this forward, instead stating that windfall allowances should be based on reliable and realistic evidence, and that Plans should consider setting out policies to resist inappropriate development of residential gardens. The new Local Plan seeks to maximise the development potential of urban areas, in order to reduce the need to develop greenfield sites including those in the Green Belt and AONB. While localised protection in specific areas such as Conservation Areas and designated Hillsides have been retained, other restrictive policies such as for Low Density Residential Areas have not been carried forward. On this basis there is no reason to consider that some development on garden land will not contribute to housing delivery in the future at similar



levels, and as such the windfall allowance has been recalculated to reflect this. In addition, and in light of the NPPF, the yields on some potential urban sites have been reviewed to ensure that the best use of land is being made and to minimise the need for greenfield development.

- 7.4 In Waverley, as in many areas of the country, there is an acute housing shortage, which contributes to problems of affordability. While the number of homes which are being permitted and built has significantly increased in recent years, it is important that this momentum is maintained in order to address existing need. As well as boosting the supply of housing, it is also important that the plan contributes to the provision of a suitable range of housing. Local Plan Part 1 set out that developments should provide a mix of units, and on larger sites at least 30% of homes should be affordable. All new dwellings should also be designed to be adaptable to the needs of older occupants, to reflect the ageing demographic in the Borough. Policy DM3 requires homes to be of an adequate size, and have access to outdoor space, to meet the needs of modern living. Policies DM33 and DM34 help ensure that existing housing stock is used efficiently, and that sufficient land is available for those wishing to build their own home.
- 7.5 In addition, given the Council's legal obligation to grant sufficient planning permissions to meet the demand for plots shown on their Self-Build and Custom Housebuilding Register, the Council will be seeking provision of suitable plots in line with Policy DM34.

## Delivering New Housing in Waverley

### Local Plan Part 1

Sets an overall housing requirement of **11,210** over the plan period 2013 to 2032

Allocates Strategic Sites including Dunsfold Aerodrome new settlement

+

Farnham Neighbourhood Plan 2017, existing completions and permissions, and projected windfalls

+

### Local Plan Part 2

### Neighbourhood Plans

Settlement	Minimum housing target (residual to allocate as of 1 <sup>st</sup> April 2018)	Settlement	Minimum housing target (residual to allocate as of 1 <sup>st</sup> April 2018)
Elstead	160 (58)	Alfold	125 (40)
Godalming	1520 (278)	Bramley	90 (25)
Haslemere	990 (352)	Chiddingfold	130 (109)
Witley (including Milford)	480 (236)	Cranleigh	1700 (103)
<b>Total</b>	<b>3150 (924)</b>	Dunsfold	100 (50)
		Ewhurst	100 (74)
		Farnham Neighbourhood Plan (Review)	2780 (341)
		<b>Total</b>	<b>5025 (742)</b>

- 7.6 The Council identifies potential housing sites through a 'Call for Sites' process by which landowners and site promoters can submit details of their site for consideration. In addition to this, the Council identifies potential sites through the planning application

process, the review of publically owned land, as well as representations made on Local Plan consultations.

- 7.7 Sites are assessed in accordance with a methodology set out in the Waverley Land Availability Assessment (LAA), which seeks to determine whether a site is 'potentially suitable' or 'unsuitable', and includes an assessment of the availability and achievability of potentially suitable sites. An update to the LAA was published alongside the Preferred Options consultation in May 2018. The LAA is a living documents, and a further update has been published along side the Pre-submission consultation. Potentially suitable sites are also assessed through the Sustainability Appraisal and Habitats Regulations Assessment processes, the findings of which are used to assist the Council in its site selections.
- 7.8 The Council has assessed sites across the whole Borough in its Land Availability Assessment. The Council's assessment of a site may, however, differ from that of Neighbourhood Plan Groups, which will use a bespoke methodology tailored to local circumstances and Neighbourhood Plan objectives.
- 7.9 The site allocations for Local Plan Part 2 are set out in this chapter. The Council will continue to monitor housing supply and planning permissions over the plan period in line with the implementation and monitoring requirements set out in Local Plan Part 1 (see Chapter 19). In some settlements, it is proposed to allocate sites for slightly more than is needed to meet the outstanding housing requirement. This reflects the capacities of available sites, but also allows a degree of contingency in sites coming forward. Alongside Local Plan Part 2, Neighbourhood Plans in the Borough will allocate sites to deliver approximately 750 homes, which represents approximately 7% of the overall housing requirement. A large proportion of this will be allocated through a review of the Farnham Neighbourhood Plan.
- 7.10 There is a requirement to review Local Plan within five years of adoption. As such, in the event that any neighbourhood plans do not progress in a timely manner, a review of the Local Plan would provide an appropriate mechanism by which any additional sites can be allocated. This will also provide an opportunity to identify if any site allocations have not progressed as expected, and what action is needed to ensure delivery of the housing requirement in full.

## **New Housing Sites in Godalming**

- 7.11 Land at Aaron's Hill is a strategic site capable of delivering a well planned urban extension to Godalming, and providing a substantial amount of affordable housing. The site as a whole straddles the boundary between Guildford and Waverley. Guildford



Borough Council have recently consulted on a main modification to their Local Plan which includes an additional allocation of land on their side of the boundary for housing.

- 7.12 In accordance with policy DM34, at least 5% of plots should be offered as self and custom build plots. Satisfactory highways access will need to be established together with any necessary highways improvements will need to be provided along Eashing Lane. Any development should encourage sustainable transport measures and connectivity with neighbouring development, including through improvements to the existing right of way between New Way and Halfway Lane.
- 7.13 Development of Aaron's Hill should be accompanied by a Masterplan showing how a high quality, sustainable, locally distinctive and inclusive urban extension can be achieved. This should seek to establish a resilient and adaptable development which can respond to a changing climate, as well as changing economic and community needs.
- 7.14 In addition to the land at Aaron's Hill, land at Binscombe Lane has also been released from the Green Belt through Local Plan and can accommodate a modest development. In addition to this, there are opportunities for development on previously developed land within the built up area.
- 7.15 The proposed site allocations for Godalming are set out in the following policies; DS01 to DS06. These sites are anticipated to deliver 327 additional dwellings, against an outstanding requirement of 278. All of the sites proposed for allocation are within the settlement boundary, where the principle of development is acceptable and in the context of a plan where the housing allocation is a minimum.

#### **Development Sites in Godalming**

DS 01 – 1-22 Catteshall Lane – 20 additional dwellings

DS02 – Land at Keys Cottage and Wedgewood, Holloway Hill – 7 additional dwellings

DS 03 – Land East of Binscombe – 20 dwellings

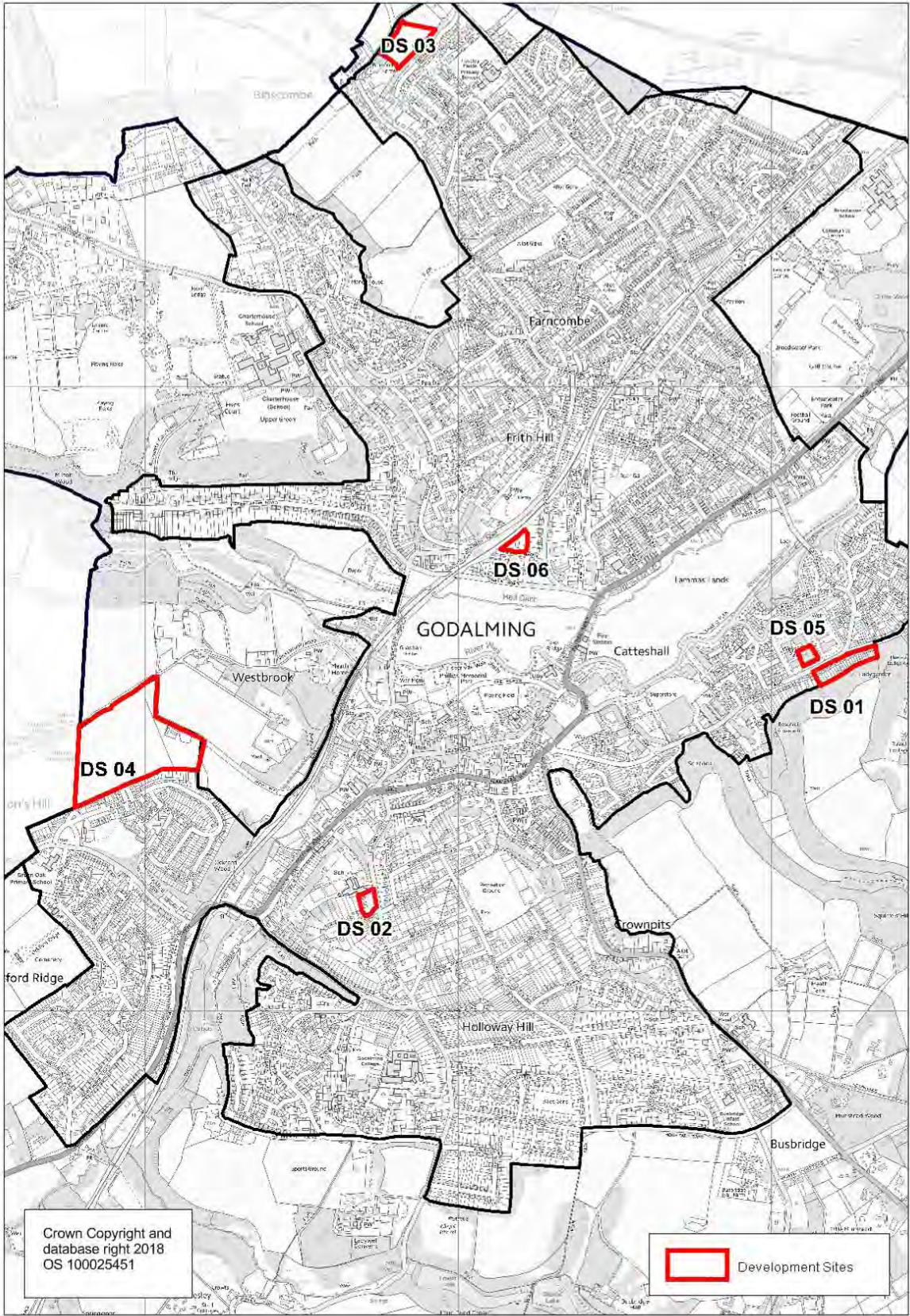
DS 04 – Land at Aaron's Hill – 260 dwellings

DS 05 – Standard House, Catteshall Lane – 12 additional dwellings

DS 06 – Branksome House, Filmer Road – 8 additional dwellings

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Map 44: Proposed housing allocations in Godalming

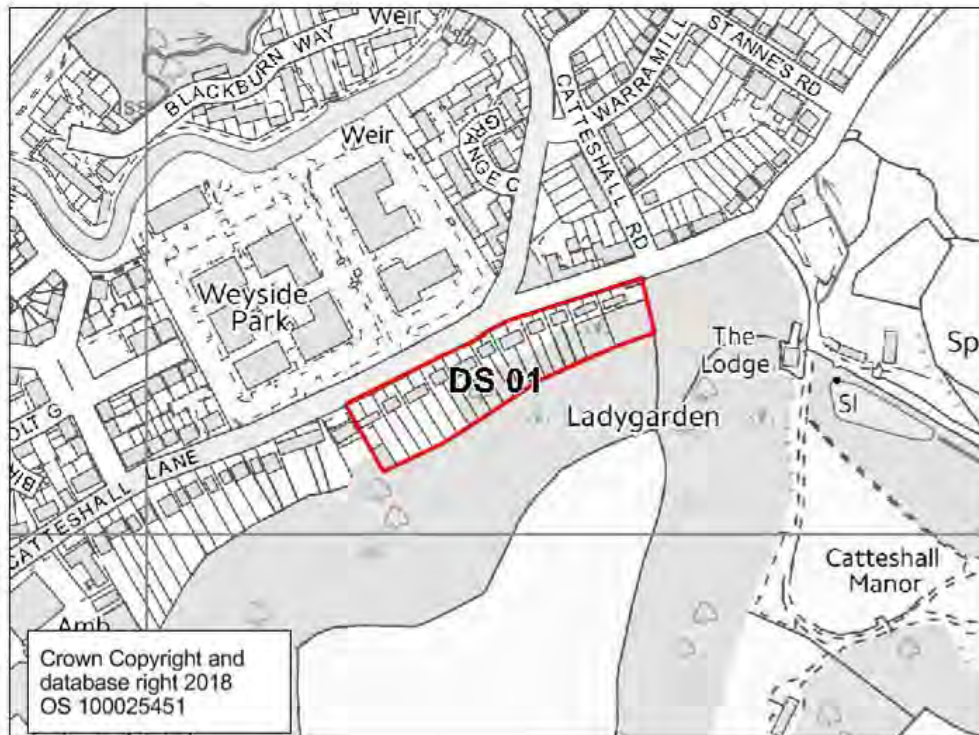




### DS 01: 1-22 Catteshall Lane, Godalming

Land at 1-22 Catteshall Lane as identified on the Policies Map is allocated for at least 20 additional dwellings subject to the retention and provision of an undeveloped buffer to the ancient woodland of at least 15m.

Size	1ha	Existing use	Housing
LAA ID	57	Approximate density	40dph
Key Constraints:	<ul style="list-style-type: none"><li>• Area of Great Landscape Value</li><li>• Godalming Hillsides</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li><li>• Ancient Woodland</li></ul>		
Description:	<p>This site currently contains of a row of semi-detached dwelling. The freeholder of the site proposes to redevelop the site at a higher density, with an estimated net increase of 20 dwellings on the site. The majority of the site is within the existing built up area boundary. This site is likely to come forward later on in the plan period. At least 5% of plots should be offered for custom and self-build in accordance with Policy DM15.</p>		

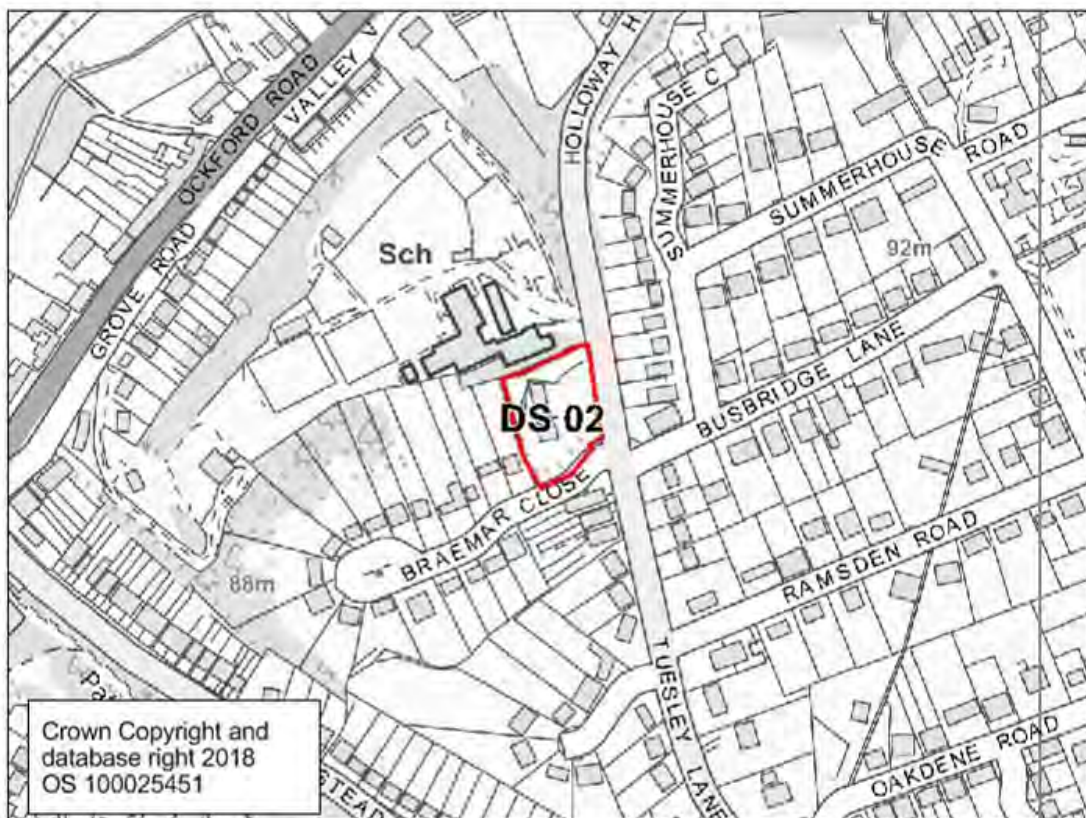




### DS 02: Land at Keys Cottage and Wedgewood, Holloway Hill, Godalming

Land at Holloway Hill as identified on the Policies Map is allocated for at least 7 additional dwellings subject to the layout and landscaping of the site being design to contribute to the retention of the wooded character of the Hillside.

Size	0.33ha	Existing use	Housing
LAA ID	209	Approximate density	25dph
Key Constraints:	<ul style="list-style-type: none"><li>• AQMA buffer zone</li><li>• Godalming Hillsides</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li></ul>		
Description:	This site in Holloway Hill previously received a Planning Committee resolution to grant permission for redevelopment of the site to provide an additional 7 dwellings. While this permission was not issued, the site remains suitable for development. A moderate density on this site may be appropriate to ensure the character of the Godalming Hillsides is protected.		

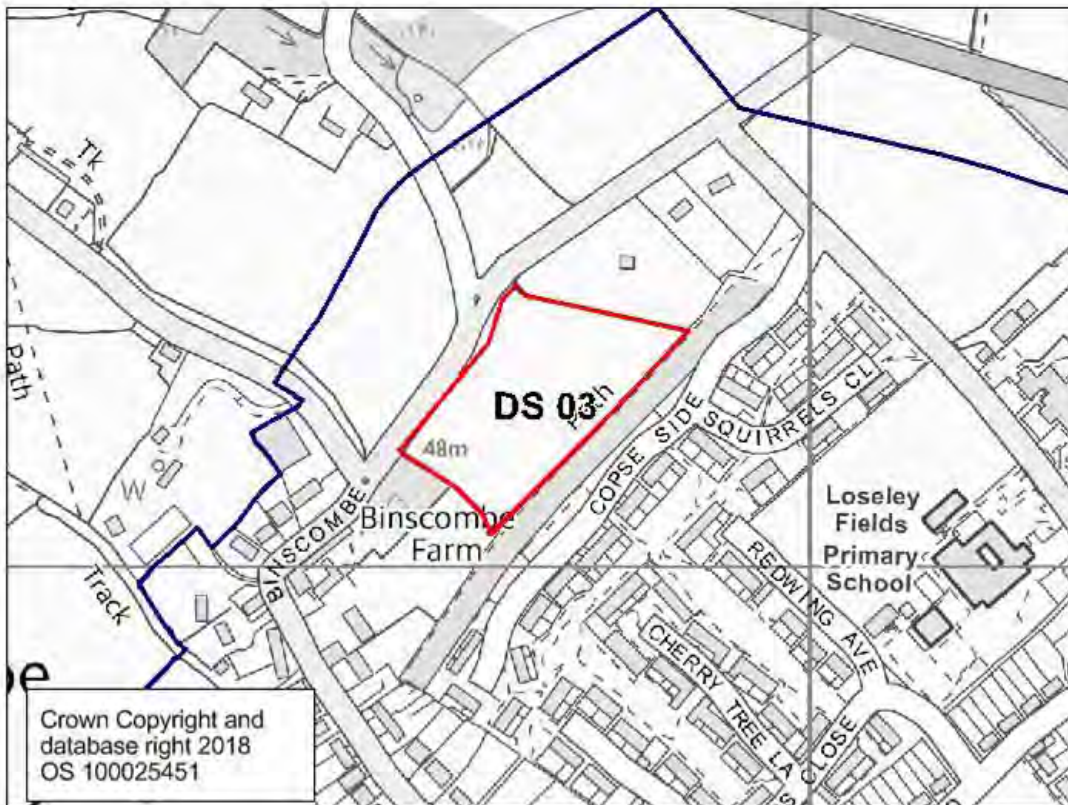


### DS 03: Land East of Binscombe, Godalming

Land at Binscombe as identified on the Policies Map is allocated for at least 20 dwellings subject to:

- The layout and design of the site being sensitive to the historic environment and urban-rural transition.
- The promotion of opportunities for walking and cycling including through provision of pedestrian access through to the public footpath to the south of the site.

Size	1.2ha	Existing use	Agriculture
LAA ID	571	Approximate density	17dph
Key Constraints:	<ul style="list-style-type: none"> <li>Thames Basin Heath 7km buffer zone</li> <li>Setting of Listed Buildings</li> </ul>		
Description:	<p>This site was removed from the Green Belt through Local Plan Part 1. Development on this site should take account of the impact on the historic environment and respect the urban-rural transition. It is estimated that this site can accommodate at least 20 dwellings. At least 5% of plots should be offered for custom and self-build in accordance with Policy DM34.</p>		

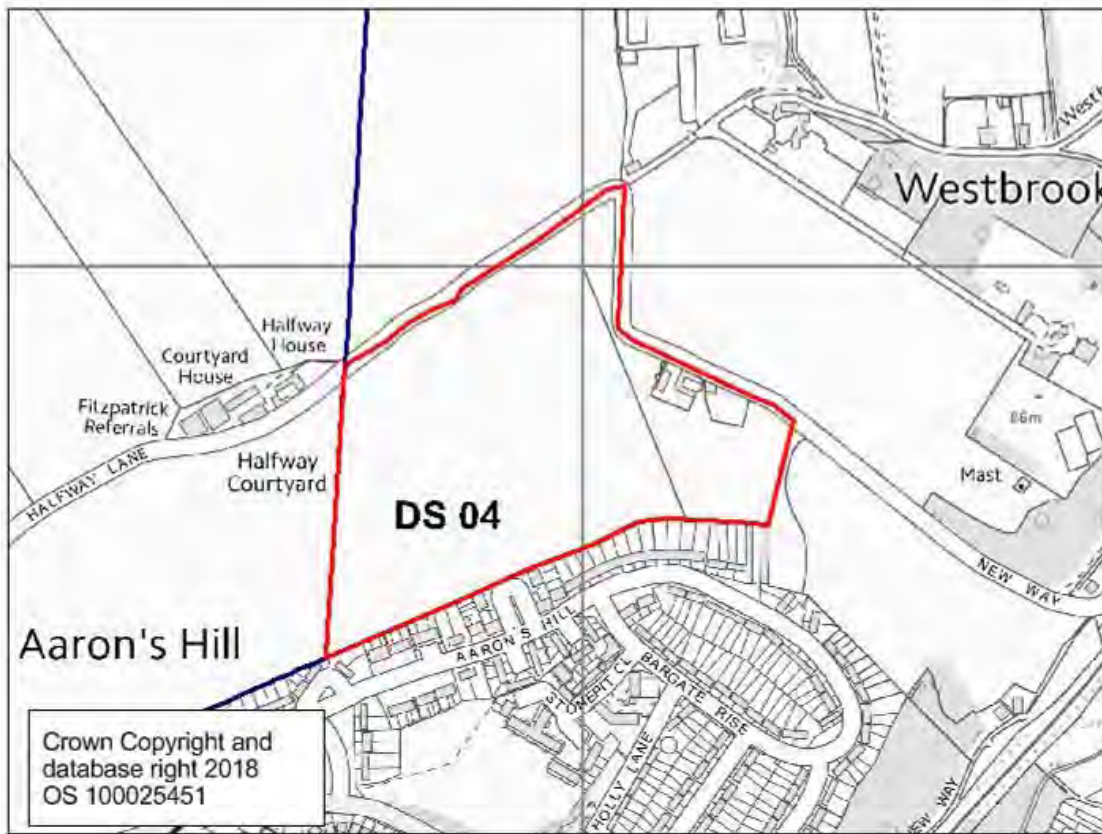


#### DS 04: Land at Aaron's Hill, Godalming

Land at Aaron's Hill. as identified on the Policies Map is allocated for at least 260 dwellings subject to:

- a) Comprehensive masterplanning of the site to ensure the development is successfully integrated with the adjoining development site within Guildford Borough and the surrounding landscape context.
- b) Connections and improvements to the bridleway connecting Halfway Lane and New Way for pedestrians and cyclists, which preserve or enhance its historic character.
- c) The retention of mature trees and other landscape features within the site together with sensitive design at site boundaries that has significant regard to the urban rural transition.

Size	12ha	Existing use	Agriculture
LAA ID	943	Approximate density	22dph
Key Constraints:	• Wealden Heaths I Special Protection Area 5 Km zone		
Description:	This site was removed from the Green Belt and AGLV through Local Plan Part 1. The site has the potential to deliver around 260 dwellings together with associated infrastructure. The adjoining land is proposed to be allocated for development in the Guildford Local Plan for 200 dwellings. It is important that the two sites are developed in a coordinated way to provide a high quality and sustainable urban extension. At least 5% of plots should be offered for custom and self-build in accordance with Policy DM34.		

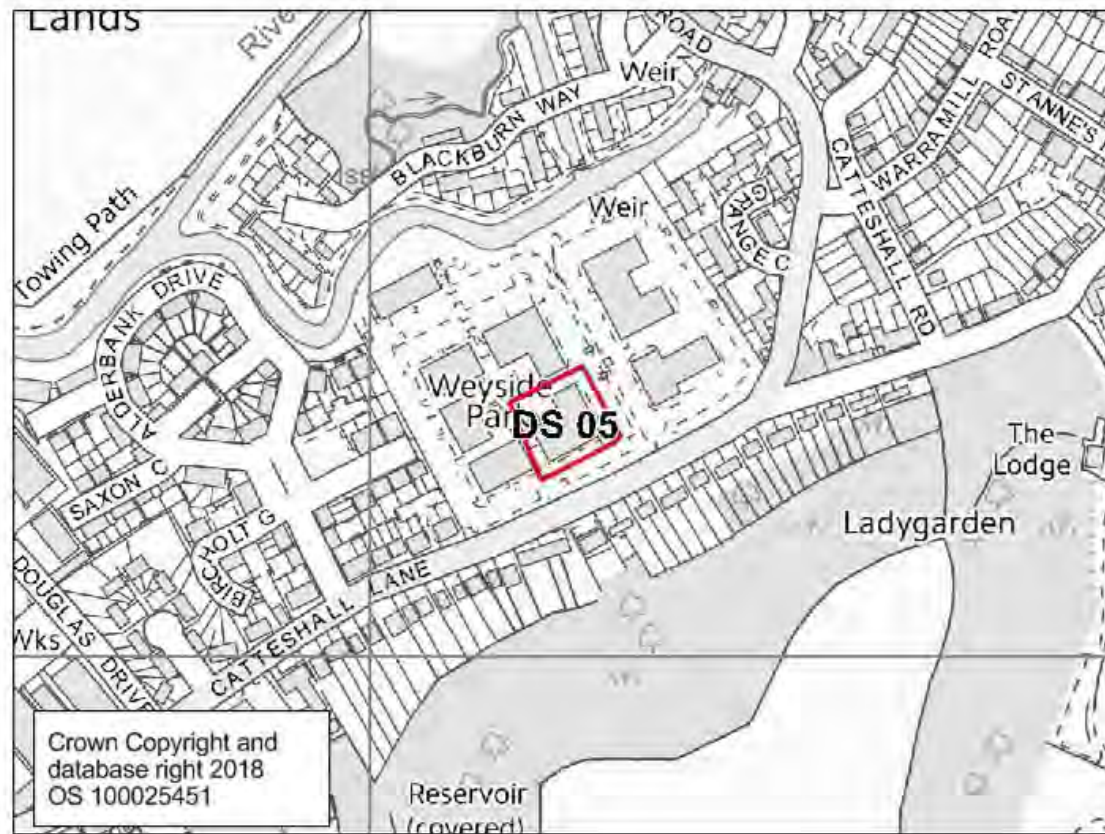




### DS 05: Standard House, Catteshall Lane, Godalming

**Standard House, as identified on the Policies Map is allocated for at least 12 additional dwellings.**

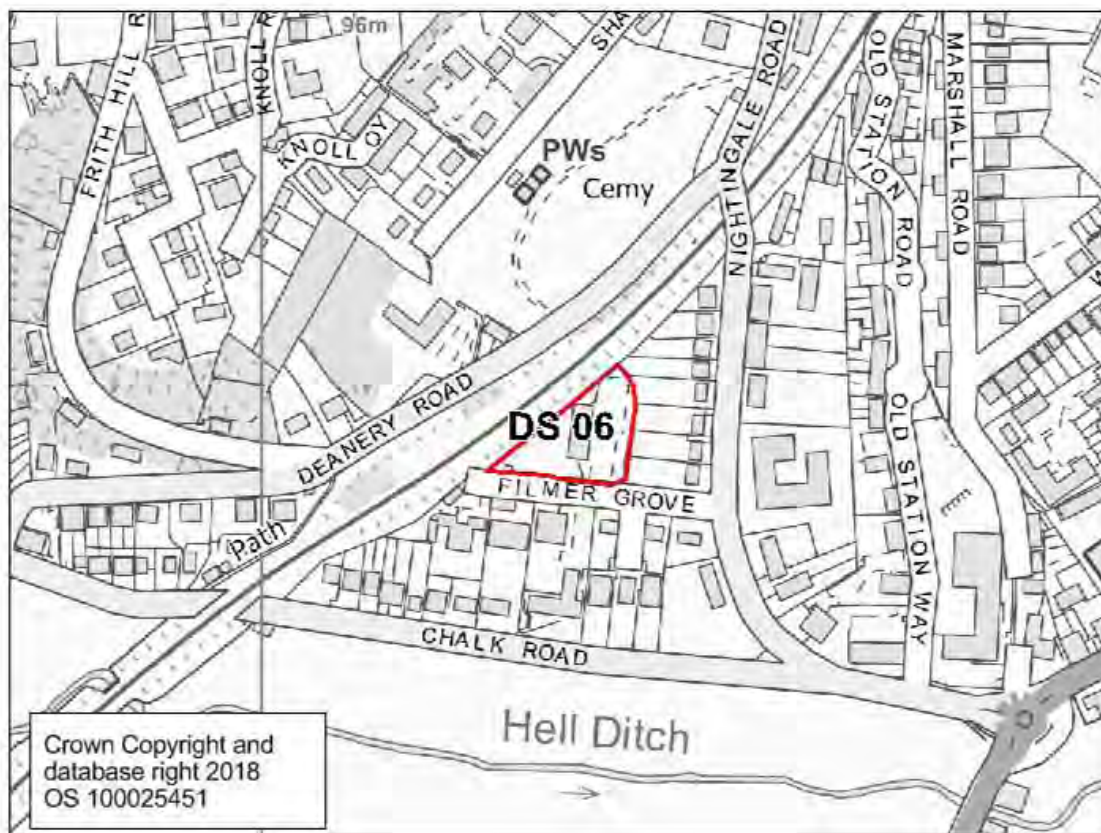
Size	0.3ha	Existing use	Offices
LAA ID	978	Approximate density	150dph
Key Constraints:	<ul style="list-style-type: none"><li>• Wealden Heaths I Special Protection Area 5 Km zone</li><li>• Potentially contaminated land</li></ul>		
Description:	This site is a former office block which has previously received permission for conversion, together a further permission granted in August 2018 for an additional 12 flats. Alternatively this site may be appropriate for a more extensive redevelopment.		



### DS 06: Branksome House, Filmer Grove, Godalming

Land at Branksome House as identified on the Policies Map is allocated for at least 8 additional dwellings.

Size	0.3ha	Existing use	Offices
LAA ID	995	Approximate density	65dph
Key Constraints:	<ul style="list-style-type: none"><li>Wealden Heaths I Special Protection Area 5 Km zone</li></ul>		
Description:	This site contains an office block which has permission for conversion to flats. An additional building is proposed on the site to provide 8 further flats.		



## New Housing Sites in Haslemere

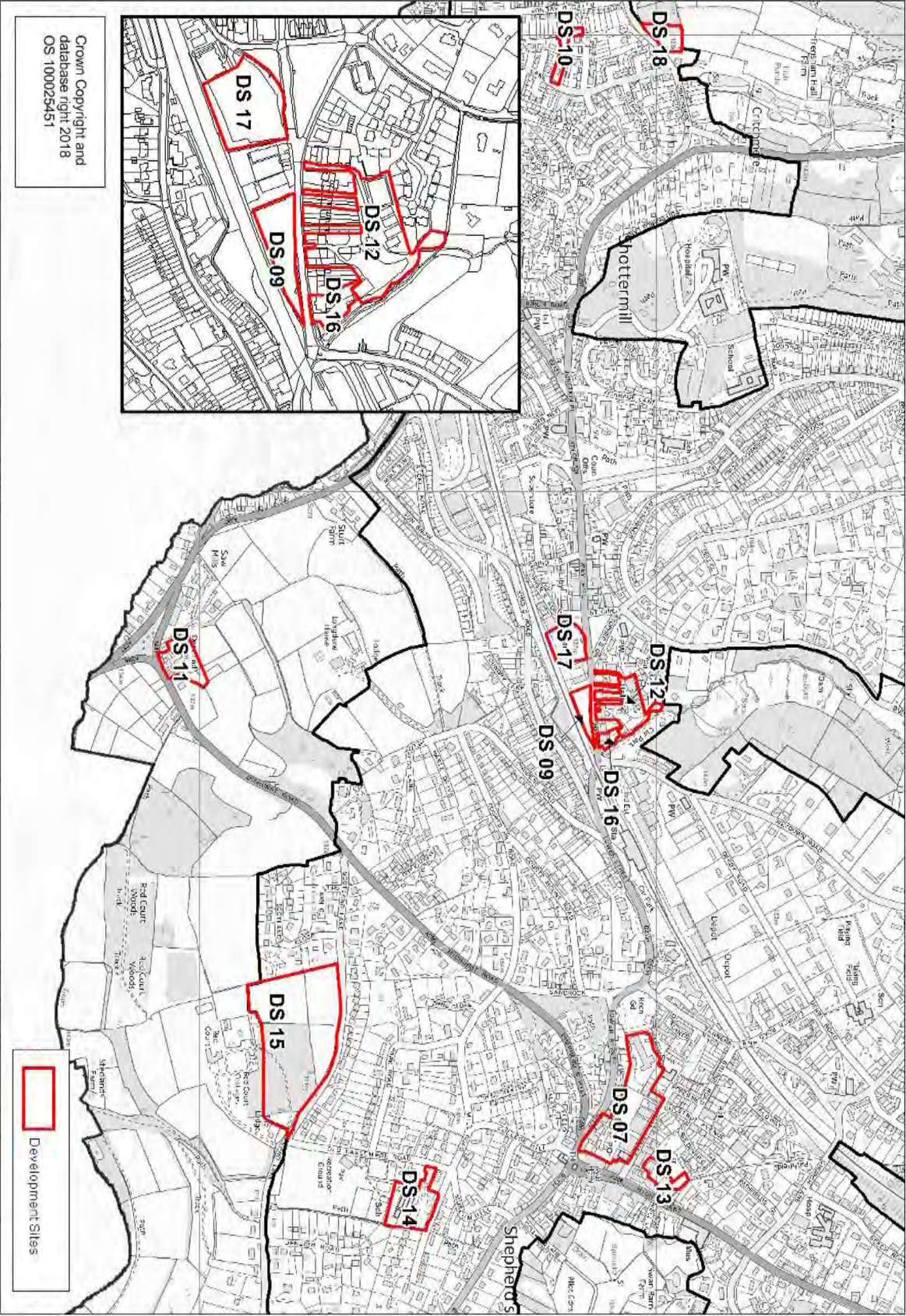
- 7.16 Haslemere has significant constraints to accommodating development, due to the Green Belt, the AONB, and proximity to the South Downs National Park. In addition, it is close to the Wealden Heaths SPA and subject to the size and location of a site, this can be another significant constraint.
- 7.17 There are a number of urban sites which are suitable for redevelopment, and the Council is seeking to maximise the potential of these sites. Some of these are currently or formerly in other uses, and it has either been demonstrated that these are no longer required for their current use, or else would be suitable for a mixed use redevelopment. Parts of Hindhead and Beacon Hill are in close proximity to the SPA where new residential development needs to be strictly controlled to avoid an adverse impact on the SPA. There is however an area in Central Hindhead which is subject to the Hindhead Avoidance Strategy and where measures are in place to allow limited growth without an adverse impact on the SPA.
- 7.18 There are not sufficient suitable sites within the settlement area or on other brownfield land to meet the full housing requirement in Haslemere, therefore the Council is proposing to allocate a limited number of sites on greenfield sites. The Council is seeking to direct this development to sites outside the AONB, or areas of AONB where limited development can be accommodated without a significant landscape impact. The Green Belt Review did not identify any areas of Green Belt as potentially suitable for removal in Haslemere, and no changes are proposed.
- 7.19 For sites that lie between 400m and 5km of the Wealden Heaths SPA, a project-level HRA may be required for sites to ensure there would be no likely significant impacts on the SPA, in accordance with policy NE1.
- 7.20 To help protect the Wealden Heaths Phase II SPA, Waverley Borough Council will work with relevant authorities and Natural England as part of a working group with regard to monitoring, assessment and measures which may be required. Planning applications should respond to the emerging evidence from the working group, the published recommendations, and future related research.
- 7.21 The proposed site allocations for Haslemere are set out in the following policies, DS7-DS18. These sites are anticipated to deliver 352 additional dwellings, against an outstanding requirement of 352.

### **Development Sites in Haslemere**

- DS 07 – Haslemere Key Site, West Street, Haslemere – 50 additional dwellings
- DS 08 – Central Hindhead, London Road, Hindhead – 34 dwellings
- DS 09 – 5-21 Wey Hill, Haslemere – 45 dwellings
- DS 10 – Land at Critchmere Lane, Haslemere – 8 additional dwellings
- DS 11 – Dene End Farm, Haslemere – 10 additional dwellings
- DS 12 – Land at Wey Hill Youth Campus, Haslemere – 40 additional dwellings
- DS 13 – Georgian House Hotel, High Street Haslemere – 19 dwellings
- DS 14 – Haslemere Preparatory School, The Heights, Hill Road, Haslemere – 25 dwellings
- DS 15 – Red Court, Scotland Lane, Haslemere – 50 dwellings
- DS 16 – Rear of 4 Wey Hill, Haslemere – 5 additional dwellings
- DS 17 – Fairground Car Park, Wey Hill, Haslemere – 60 dwellings
- DS 18 – Land adjacent to the Royal Oak, Haslemere – 6 dwellings

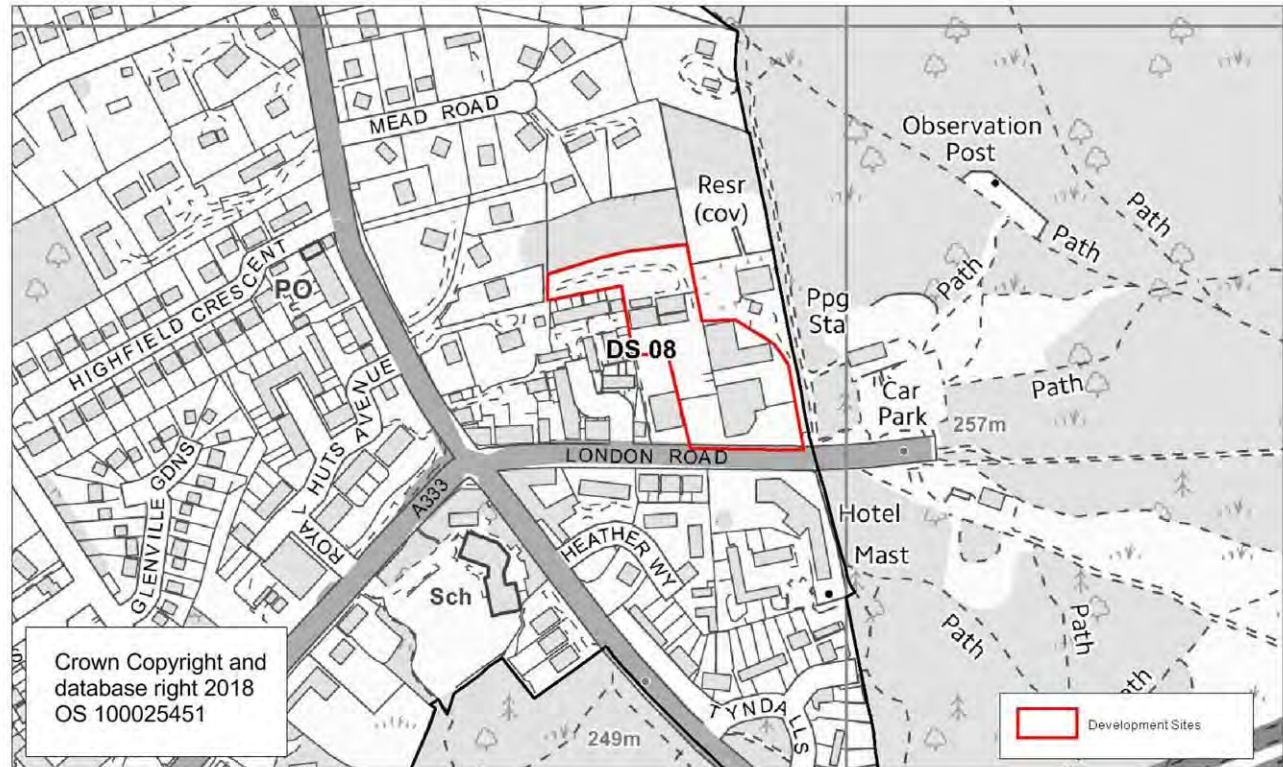


Map 45: Proposed housing allocations in Haslemere





Map 46: Proposed housing allocations in Hindhead, Haslemere



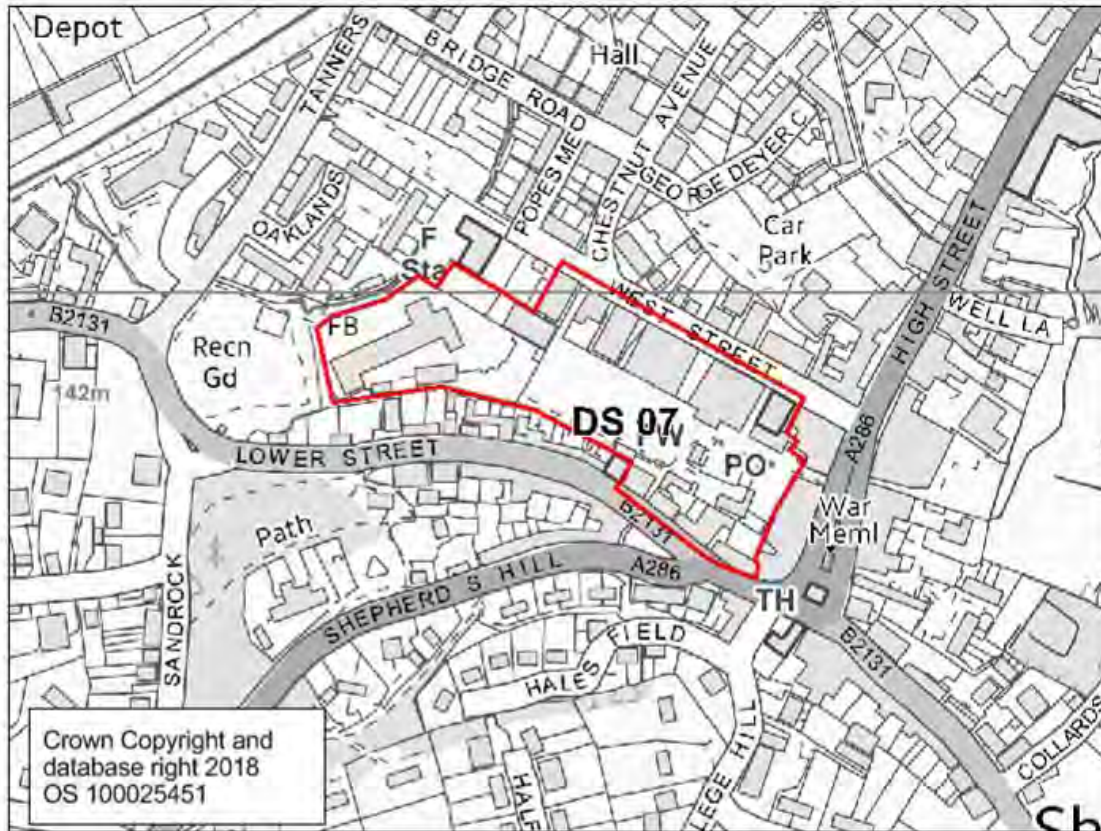
### DS 07: Haslemere Key Site, West Street, Haslemere

Land at the Haslemere Key Site as identified on the Policies Map is allocated for at least 50 dwellings subject to:

- a) The retention and provision of additional retail and other town centre uses within the site along existing and any proposed street frontages.
- b) The retention of existing public parking space capacity, unless it can be demonstrated there is sufficient parking space in the area or additional capacity can be provided at an alternative location within walking distance of the town centre.
- c) Proposals maximising Place Shaping opportunities within the site that contribute to the delivery of a comprehensive redevelopment of the site and enhancement to the public realm and the vitality and viability of the area, together with the retention or provision of rear servicing areas.
- d) Ensuring the preservation or enhancement of the historic environment through the layout and design of any proposals.

Size	2.5ha	Existing use	Mixed
LAA ID	141	Approximate density	50-150dph
Key Constraints:	<ul style="list-style-type: none"><li>• Conservation Area</li><li>• Setting of Listed Buildings</li><li>• Wealden Heaths II Special Protection Area 5 Km zone</li><li>• Sites and Areas of High Archaeological Potential</li><li>• Town Centre</li><li>• Rear Servicing</li><li>• Flood Zones 2 and 3</li><li>• Source Protection Zone 2</li></ul>		
Description:	<p>This town centre site, partly owned by the Council, has potential for intensification. It is allocated for approximately 50 dwellings, which can potentially be delivered by a comprehensive development of the site. The site is in multiple ownership and the Council will work with other landowners to unlock the potential of this site, making use of Compulsory Purchase powers if necessary.</p> <p>This area contains a number of important facilities and services including public parking, the fire station, and town centre commercial premises. It is intended to retain or enhance the facilities as part of any development proposals.</p>		

A culverted river flows adjacent to the western edge of the site, and any proposals should avoid development within the functional flood plain, and not prejudicing the future de-culverting of this river.



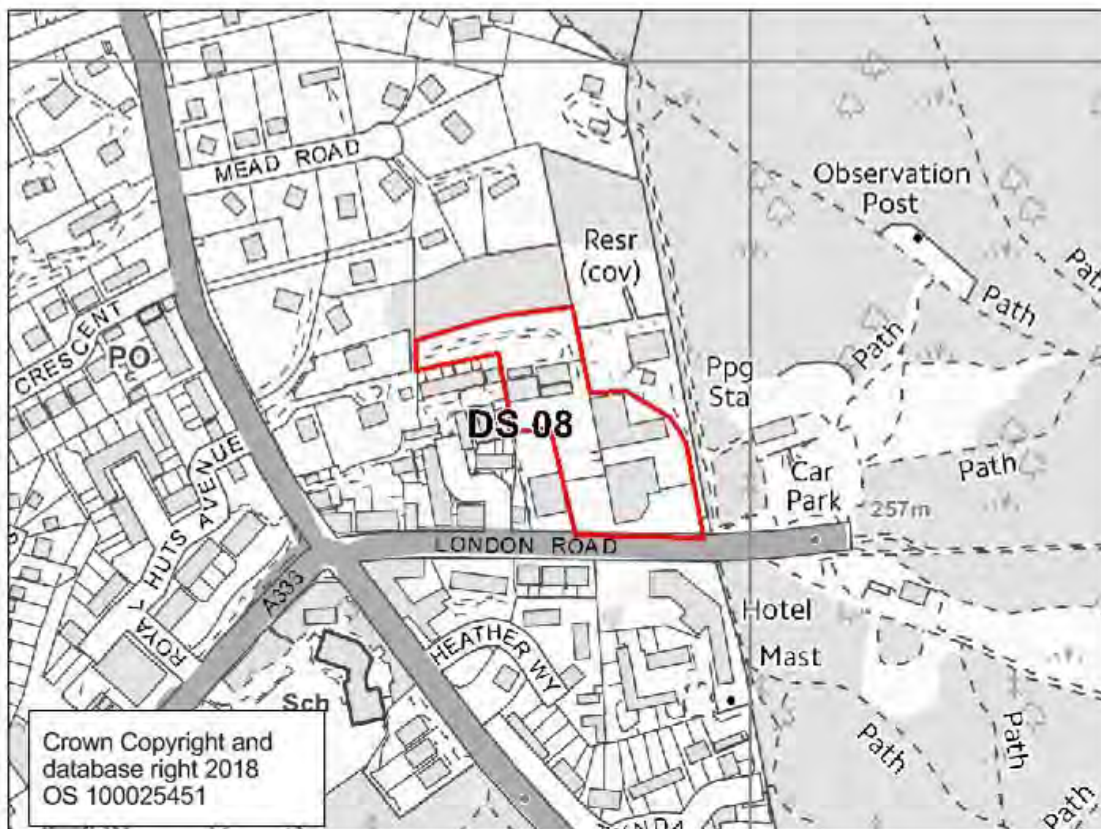
This map is indicative only.



### DS 08: Central Hindhead, London Road, Hindhead

Land at Central Hindhead, as shown on the Policies Map, is allocated for approximately 34 dwellings, as part of a mixed-use scheme, subject to compliance with the Hindhead Avoidance Strategy.

Size	1.6ha	Existing use	Car sales
LAA ID	144	Approximate density	20dph
Key Constraints:	<ul style="list-style-type: none"><li>• Wealden Heaths II Special Protection Area 400m zone</li><li>• Hindhead Concept Area</li><li>• Potentially contaminated land</li><li>• Source Protection Zone 2.</li></ul>		
Description:	<p>This site is within the Hindhead Concept Area, where a limited amount of development can come forward despite its proximity to the Wealden Heaths SPA. The remaining capacity within the concept area is 34 dwellings, as part of a mixed-use development. Given the proximity of the site to SPZ1 due regard will need to be had to the need to ensure the protection of groundwater sources from contamination. At least 5% of plots should be offered for custom and self-build in accordance with Policy DM34.</p>		

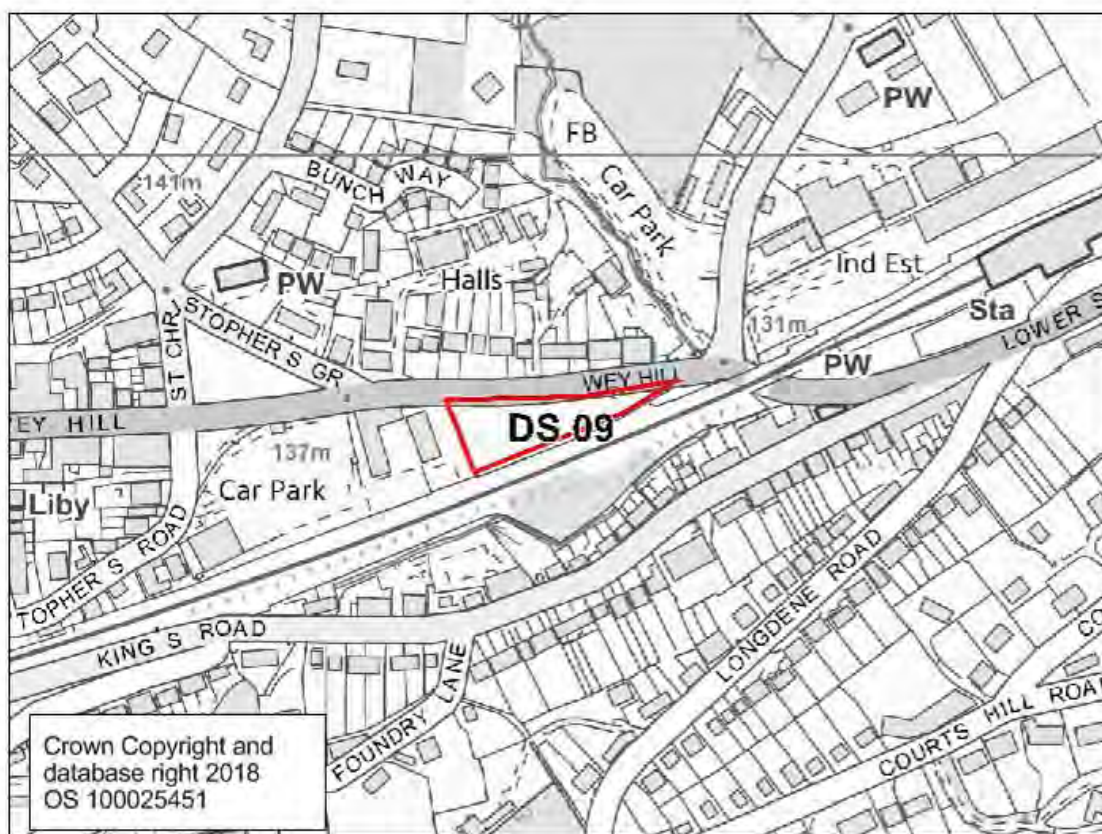


### DS 09: 5-21 Wey Hill, Haslemere, Haslemere

Land at 5-21 Wey Hill as identified on the Policies Map is allocated for at least 45 dwellings subject to:

- a) Being designed to maximise Place Shaping opportunities in Wey Hill through improvements to the public realm, to the viability and vitality of the area, and by promoting the distinctive character of the area.
- b) Fulfilling both elements of the Exception Test in relation to flooding.

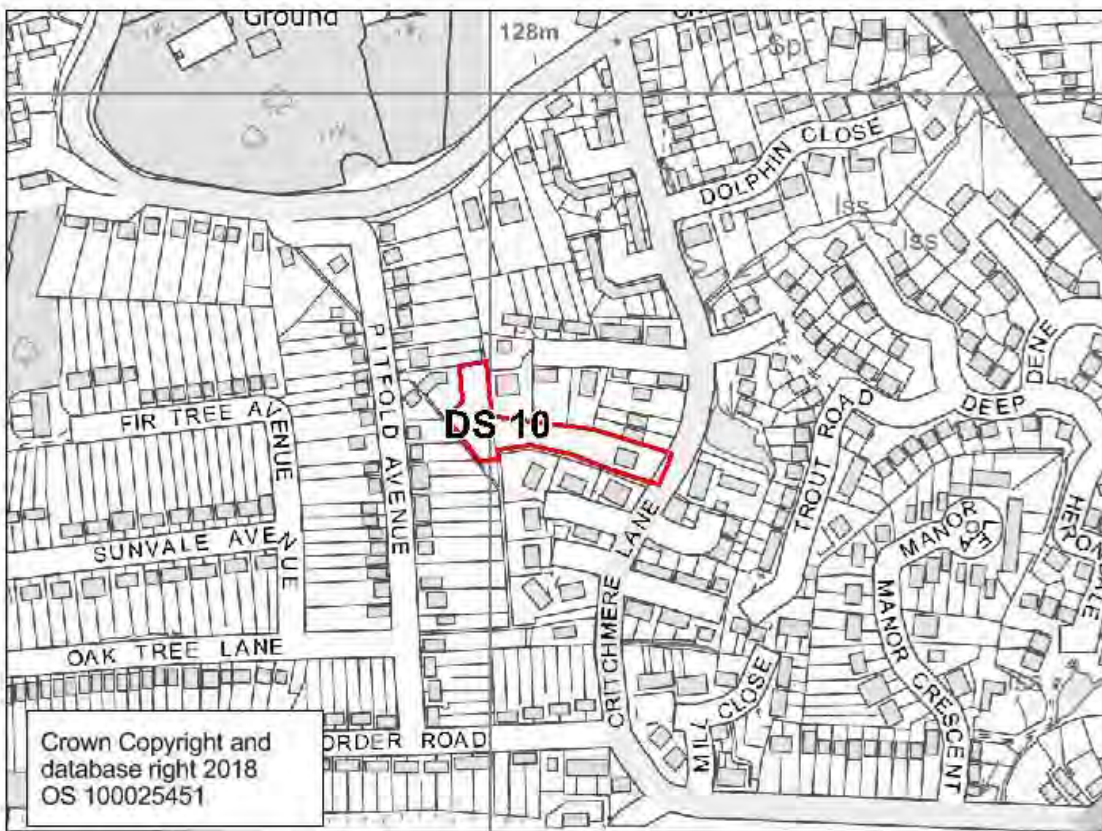
Size	0.3ha	Existing use	Vacant (formerly commercial)
LAA ID	245	Approximate density	150dph
Key Constraints:	<ul style="list-style-type: none"> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Town Centre</li> <li>• Flood Zones 2 and 3</li> <li>• Potentially contaminated land</li> </ul>		
Description:	This derelict site in the centre of Wey Hill is subject of an application which has received a Committee Resolution to permit in August 2018.		



### DS 10: Land at Critchmere Lane, Haslemere

Land at Critchmere as identified on the Policies Map is allocated for at least 8 additional dwellings.

Size	0.3ha	Existing use	Residential
LAA ID	1047	Approximate density	30dph
Key Constraints:	<ul style="list-style-type: none"><li>Wealden Heaths II SPA 5km zone</li></ul>		
Description:	This site consists of a residential property and areas of unused land. There is a varied character to the area, and this site is suitable for a small scale development. Any proposal would have to give due regard to the topography of the site and relationship with neighbouring properties.		

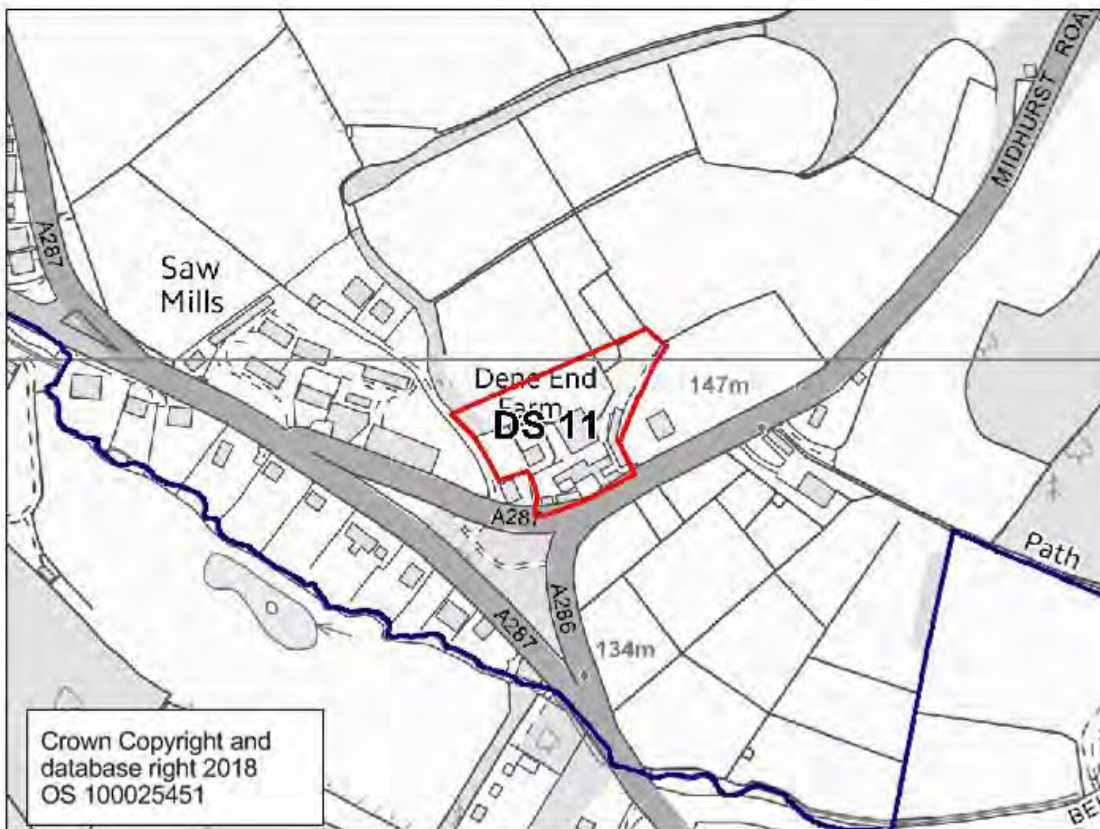




### DS 11: Dene End Farm, Midhurst Road, Haslemere

Land at Dene End Farm as identified on the Policies Map is allocated for 10 additional dwellings subject to the design, layout, and landscaping of the site conserving or enhancing the scenic beauty of the AONB and South Downs National Park.

Size	0.4ha	Existing use	Residential and agriculture
LAA ID	1020	Approximate density	25dph
Key Constraints:	<ul style="list-style-type: none"><li>• Countryside Beyond the Green Belt</li><li>• Area of Outstanding Natural Beauty</li><li>• Area of Great Landscape Value</li><li>• Wealden II Heaths SPA 5km zone</li><li>• Source Protection Zone 2</li></ul>		
Description:	Dene End Farm is an area of land south of Haslemere. While in a sensitive location, being located with the AONB and close to the South Downs National Park, there is potential for redevelopment of the existing farmstead without harm to the landscape.		



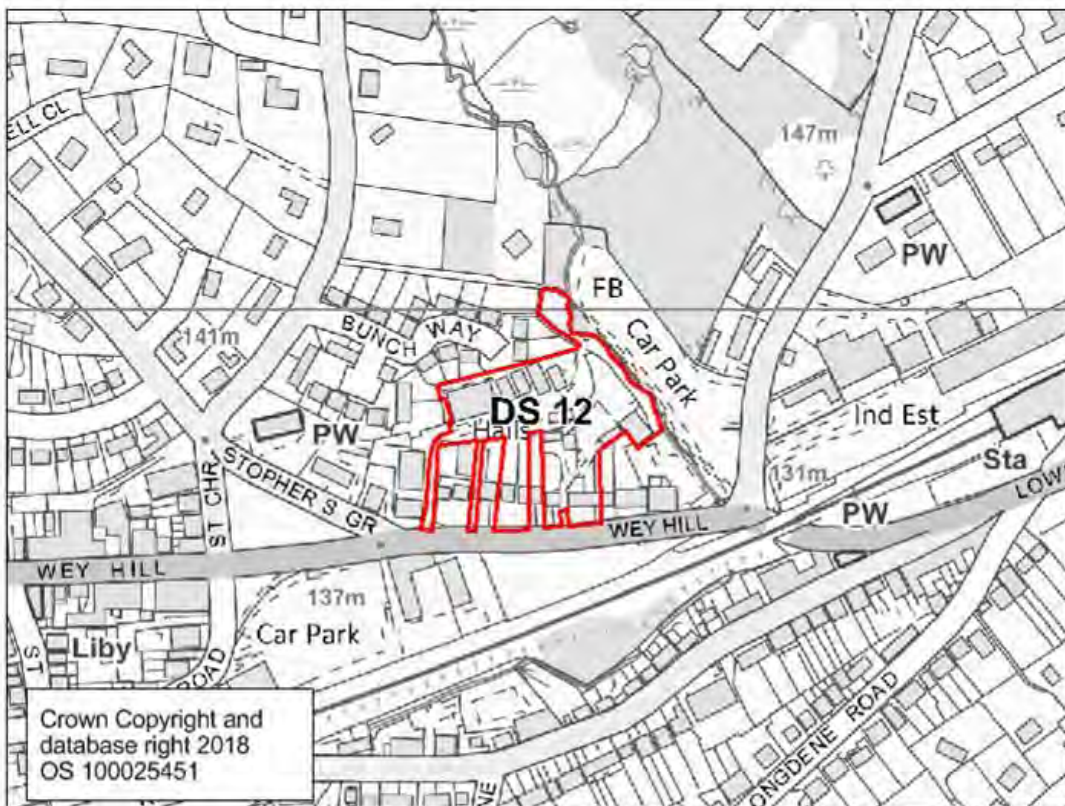


### DS 12: Land at Wey Hill Youth Campus, Haslemere

Land at the Wey Hill Youth Campus as identified on the Policies Map is allocated for approximately 40 dwellings. Development of this site should:

- a) Be designed to maximise Place Shaping opportunities in Wey Hill through improvements to the public realm, to the viability and vitality of the area, and by promoting the distinctive character of the area.
- b) Retain existing facilities for community uses within the area, unless sufficient alternative space to meet local demand can be provided elsewhere within close proximity of Wey Hill.

Size	1ha	Existing use	Mixed
LAA ID	697	Approximate density	40dph
Key Constraints:	<ul style="list-style-type: none"> <li>• Town Centre</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Potentially contaminated land</li> </ul>		
Description:	<p>The Council is currently developing proposals to redevelop this site for 31 additional dwellings, and is working to ensure existing community groups which use the site can be housed elsewhere. At least 5% of plots should be offered for custom and self-build in accordance with Policy DM15.</p>		

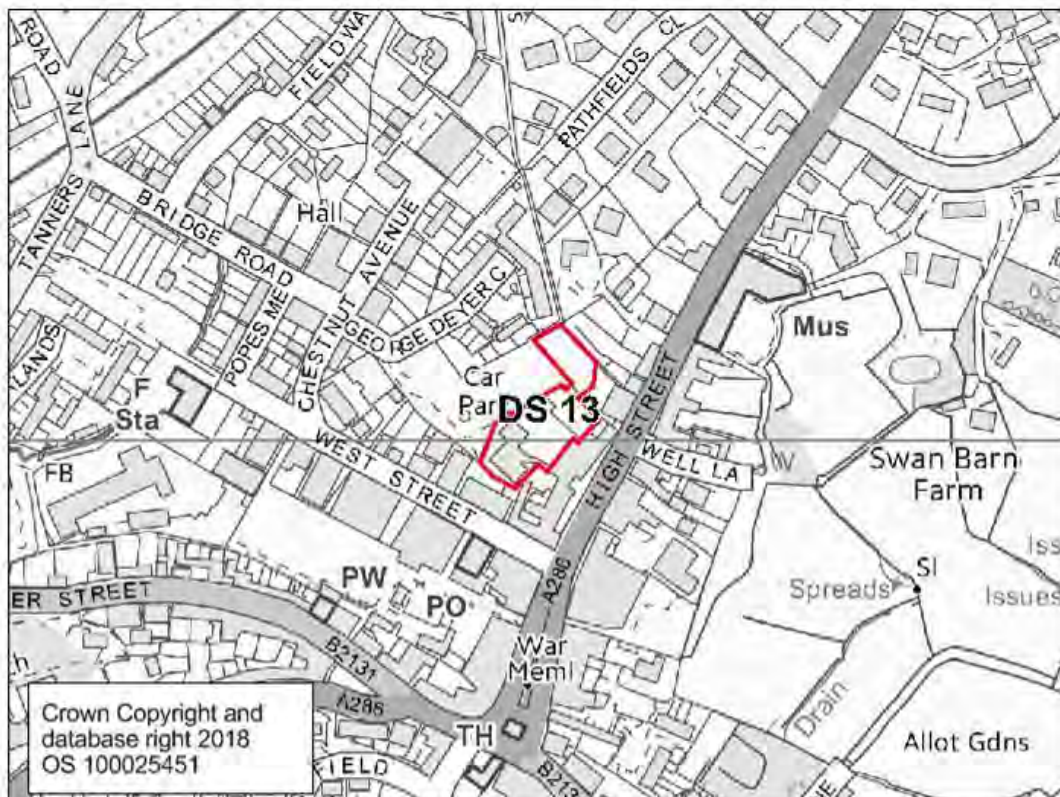


### DS 13: Georgian House Hotel, High Street, Haslemere

Land at the Georgian House Hotel as identified on the Policies Map is allocated for at least 19 dwellings subject to:

- The retention of the historic parts of the building for a hotel use, subject to Policy DM29.
- Any development preserving or enhancing the character and appearance of the historic environment.

Size	0.25ha	Existing use	Hotel
LAA ID	973	Approximate density	75dph
Key Constraints:	<ul style="list-style-type: none"> <li>Grade II Listed Building</li> <li>Conservation Area</li> <li>Wealden Heaths II Special Protection Area 5 Km zone</li> <li>Area of High Archaeological Potential</li> <li>Source Protection Zone 2</li> </ul>		
Description:	This hotel has gone into administration twice in recent years, and its modern rear extension is proposed to be converted to flats, retaining the original building as a hotel and restaurant.		



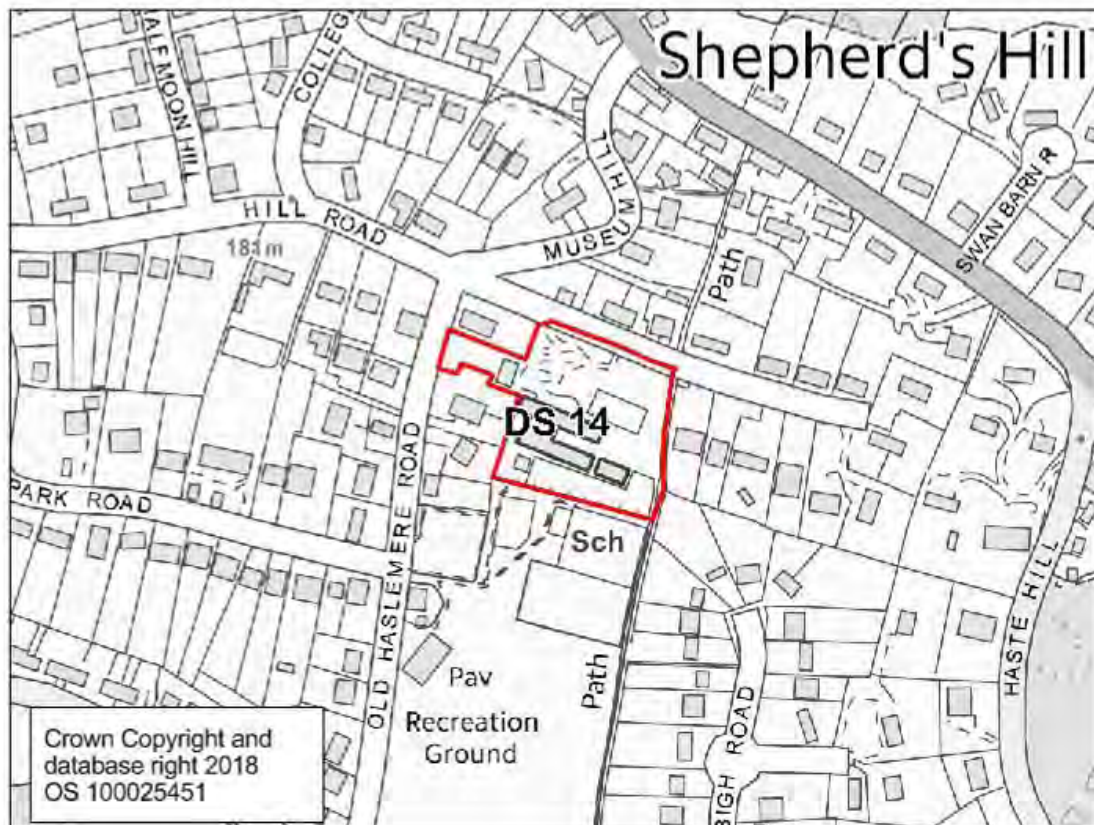


#### DS 14: Haslemere Preparatory School, The Heights, Hill Road, Haslemere

Land at Haslemere Preparatory School as identified on the Policies Map is allocated for at least 25 dwellings subject to:

- a) The retention or provision of trees in order to main wooded character of the Hillside
- b) Submission of a transport assessment to demonstrate that the development will not result in a net increase in traffic over its previous use as a school.

Size	1ha	Existing use	Education
LAA ID	980	Approximate density	25dph
Key Constraints:	<ul style="list-style-type: none"> <li>Haslemere Hillsides</li> <li>Wealden Heaths II Special Protection Area 5 Km zone</li> <li>Source Protection Zone 2</li> </ul>		
Description:	This former preparatory school closed in 2016 and is considered suitable for redevelopment to provide approximately 25 dwellings. At least 5% of plots should be offered for custom and self-build in accordance with Policy DM34.		



### **DS 15: Red Court, Scotland Lane, Haslemere**

**Land at Red Court as identified on the Policies Map is allocated for at least 50 dwellings subject to:**

- a) Ensuring the conservation of the landscape and scenic beauty of the AONB and the South Downs National Park through consideration of the individual and cumulative impact of development in the layout, landscaping, and design of proposals, informed by a Landscape and Visual Impact Assessment**
- b) Retention and enhancement of mature trees and other landscape features wherever possible**
- c) Retention, and wherever possible the enhancement, of public footpaths connecting Haslemere with the AONB.**

Size	5.5ha	Existing use	Agriculture / woodland
LAA ID	987	Approximate density	10dph
Key Constraints:	<ul style="list-style-type: none"><li>• Area of Great Landscape Value /Candidate AONB</li><li>• Countryside beyond the Green Belt</li><li>• Grade II Listed building</li><li>• Wealden Heaths II Special Protection Area 5km Zone</li><li>• Source Protection Zone 2</li></ul>		
Description:	This site is outside of the AONB, and as land rises to the north has limited prominence in the landscape. This site is likely to accommodate around 50 dwellings. At least 5% of plots should be offered for custom and self-build in accordance with Policy DM15.		

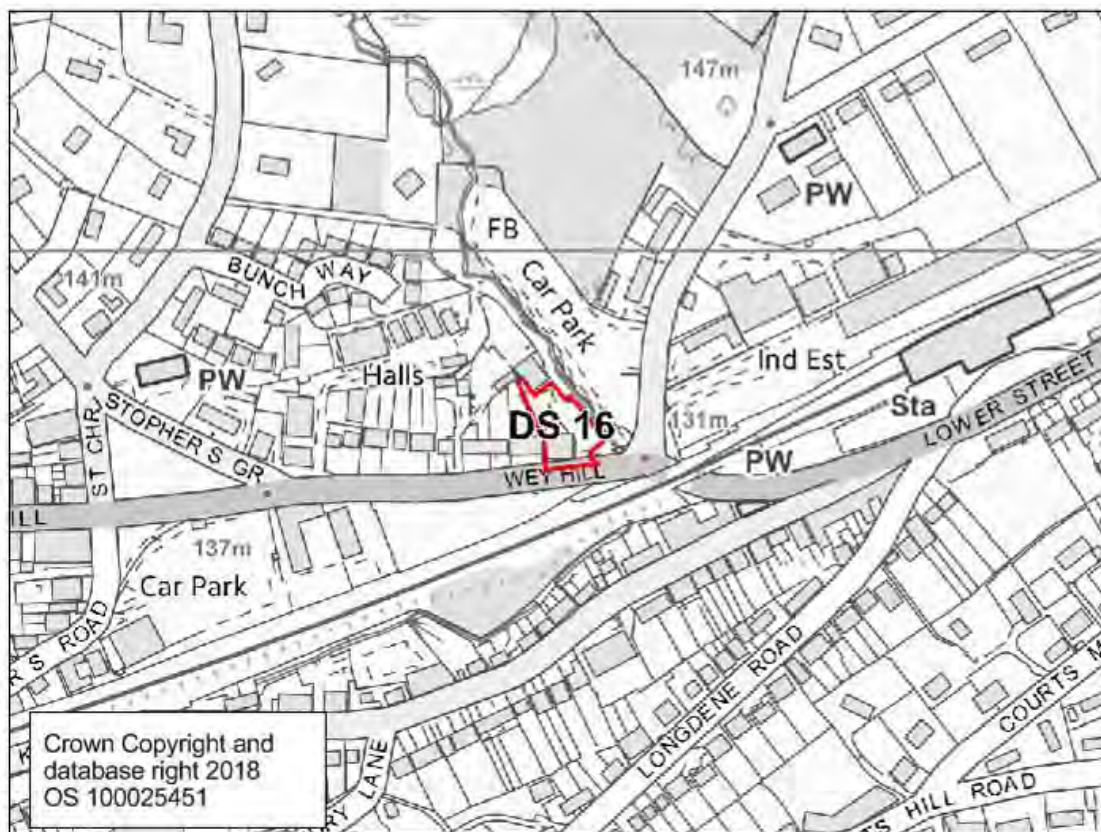




### DS 16: Rear of 4 Wey Hill, Haslemere

Land at the rear of 4 Wey Hill as identified on the Policies Map is allocated for at least 5 additional dwellings.

Size	0.15ha	Existing use	Private parking
LAA ID	1001	Approximate density	35dph
Key Constraints:	<ul style="list-style-type: none"><li>• Flood Zone 3</li><li>• Within 20m of a river</li><li>• Haslemere Town Centre</li><li>• Wealden Heaths II Special Protection Area 5 Km zone</li></ul>		
Description:	This site consists of a former pub car park, with the Crown and Cushion having been converted to flats. The site is likely to be able to accommodate 5 dwellings. The site is adjacent to a river and any development should avoid a loss of flood storage capacity and no buildings should be suited within the functional floodplain.		

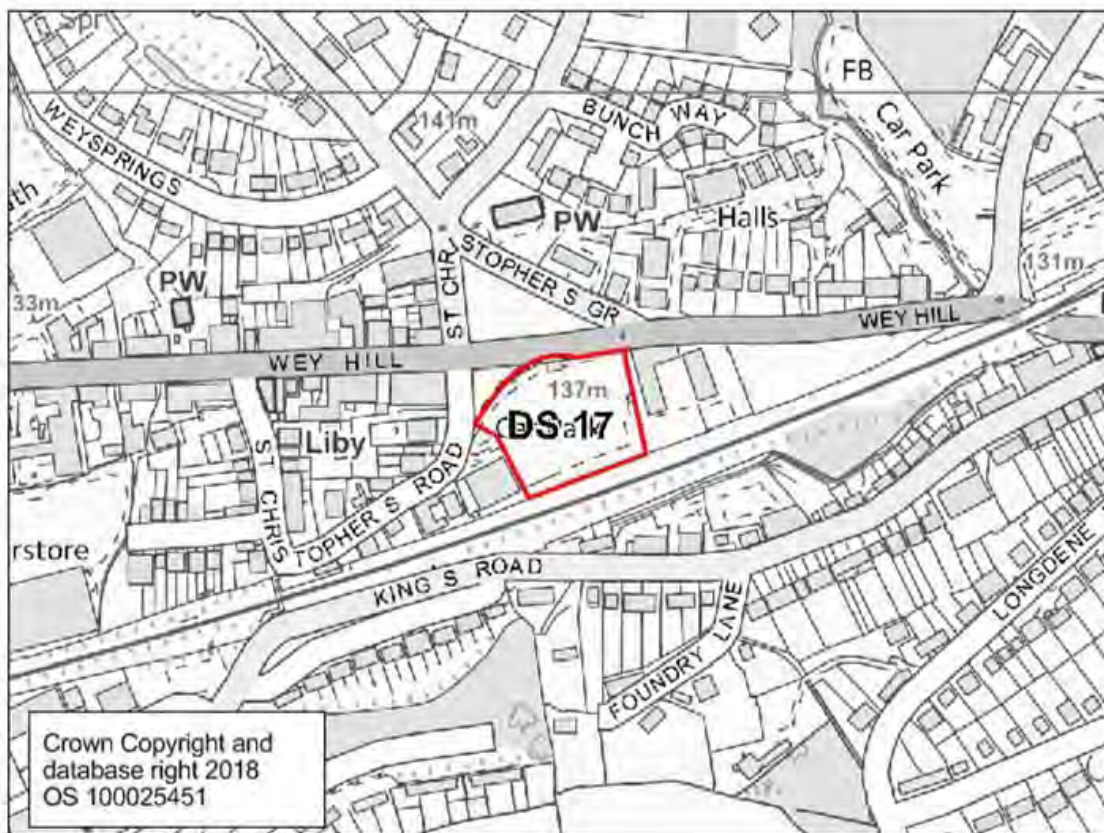


### DS 17: Fairground Car Park, Wey Hill, Haslemere

Land at the Fairground Car Park as identified on the Policies Map is allocated for at least 60 dwellings, as part of a mixed use development. Development of this site should:

- a) Be designed to maximise Place Shaping opportunities in Wey Hill through improvements to the public realm, to the viability and vitality of the area, and by promoting the distinctive character of the area.
- b) Retain at least 100 public parking spaces at the Fairground site, unless it can be demonstrated there is sufficient parking in the area or additional capacity can be provided at an alternative location within walking distance of the town centre.
- c) Retain existing facilities for community uses within the area, unless sufficient alternative space to meet local demand can be provided elsewhere within close proximity of Wey Hill.

Size	0.6ha	Existing use	Parking
LAA ID	1004	Approximate density	100dph
Key Constraints:	<ul style="list-style-type: none"><li>• Registered Common Land</li><li>• Haslemere Town Centre</li><li>• Potentially contaminated land</li><li>• Wealden Heaths II Special Protection Area 5 Km zone</li></ul>		
Description:	The Council is currently seeking to deregister this site as Common Land, and temporarily resurface it. A mixed-use redevelopment of the site, including around 60 flats, the retention of parking, and possible provision of town centre uses on the main street frontage, is likely to come forward later in the plan period.		

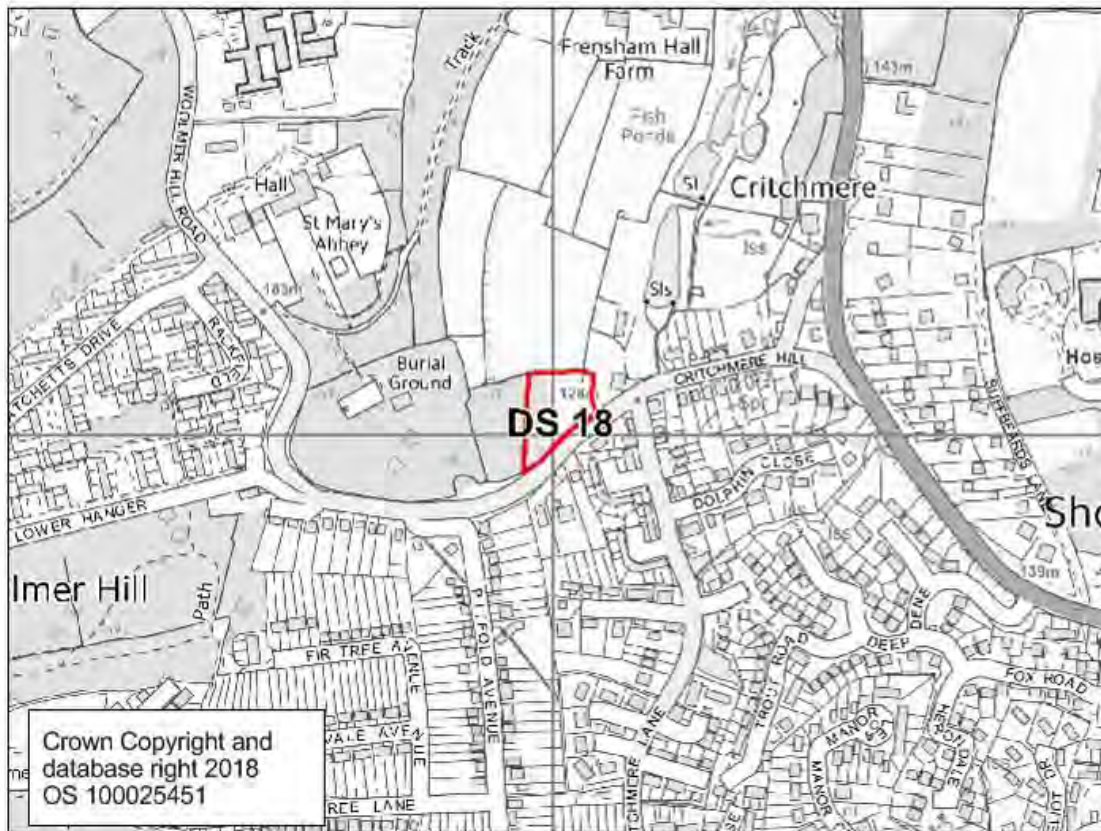




### DS 18: Land adjacent to the Royal Oak, Haslemere

Land at the Royal Oak as identified on the Policies Map is allocated for at least 6 dwellings.

Size	0.2ha	Existing use	Public House and parking
LAA ID	1005	Approximate density	30dph
Key Constraints:	<ul style="list-style-type: none"> <li>• Area of Great Landscape Value /Candidate AONB</li> <li>• Countryside beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
Description:	This site consists of an area of land adjacent to the Royal Oak Pub. The site is visually well related to the settlement and would be suitable for a modest development of around 6 dwellings.		



## New Housing Sites in Elstead

- 7.22 The housing allocation for Elstead in Local Plan Part 1 is 160 dwellings from 2013-2032. Planning permission has been granted for 69 dwellings and a care home on the Weyburn Works site on the north east of the village, which will meet a substantial proportion of the housing requirement in Elstead. Within the existing settlement boundary there are few opportunities for infilling or redevelopment and as such limited development on greenfield sites will be required, and development around Elstead is highly constrained by the Green Belt, the AONB, as well as the proximity of the village to the Wealden Heaths Phase 1 SPA. The Green Belt boundary has been adjusted, as set out in Chapter 3, in line with the spatial strategy set out in Local Plan Part 1, in order to accommodate development needs in the village. This will allow development on two small sites on Hookley Lane.
- 7.23 The housing allocation for Elstead are set out in the policies DS19-DS21. These sites are anticipated to deliver 62 additional dwellings, against an outstanding requirement of 58.

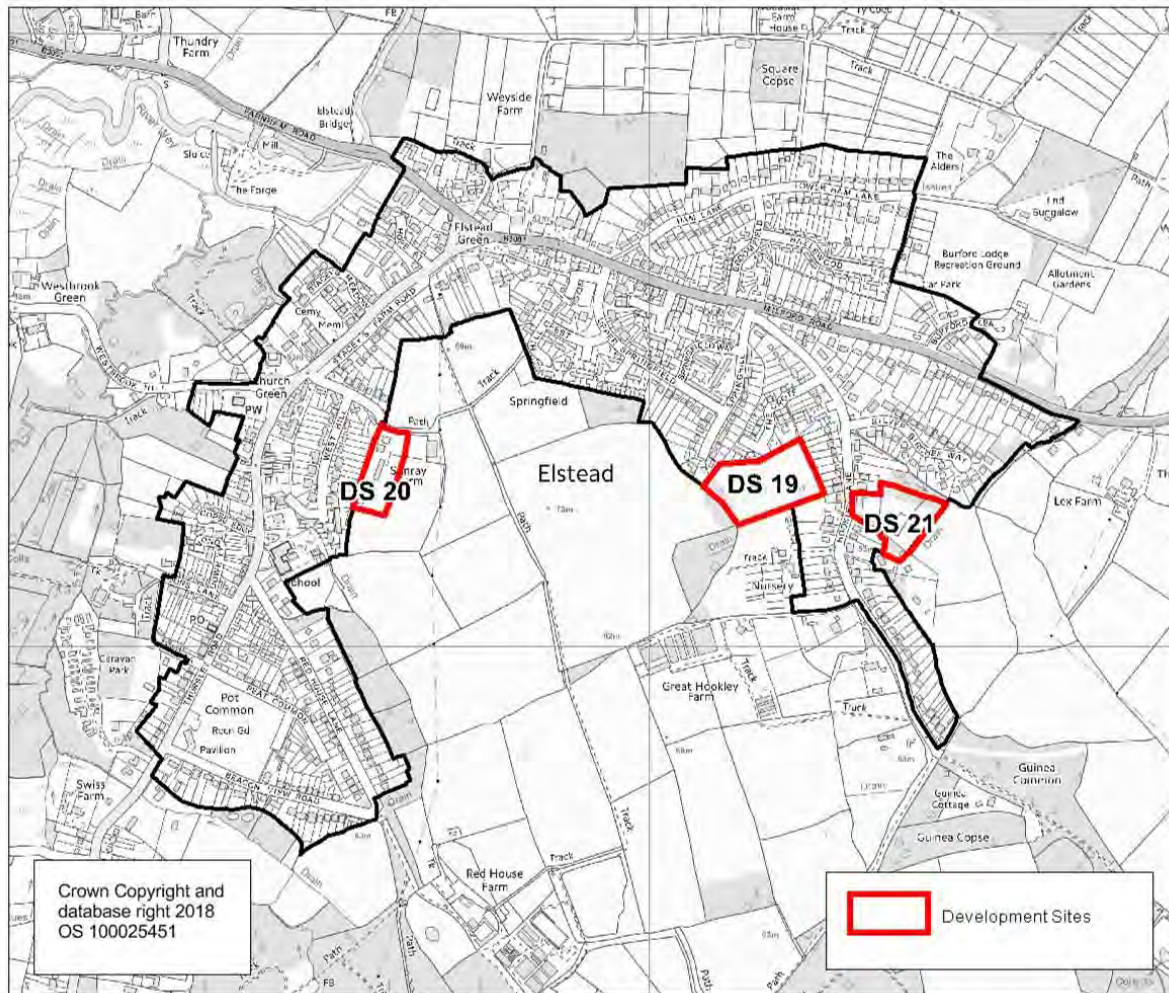
### **Development Sites in Elstead**

DS 19 – Land to the rear of the Croft, Elstead – 30 dwellings

DS 20 – Sunray Farm, West Hill, Elstead – 12 dwellings

DS 21 – Land at Four Trees, Hookley Lane, Elstead – 20 dwellings

Map 47: Proposed housing allocations in Elstead

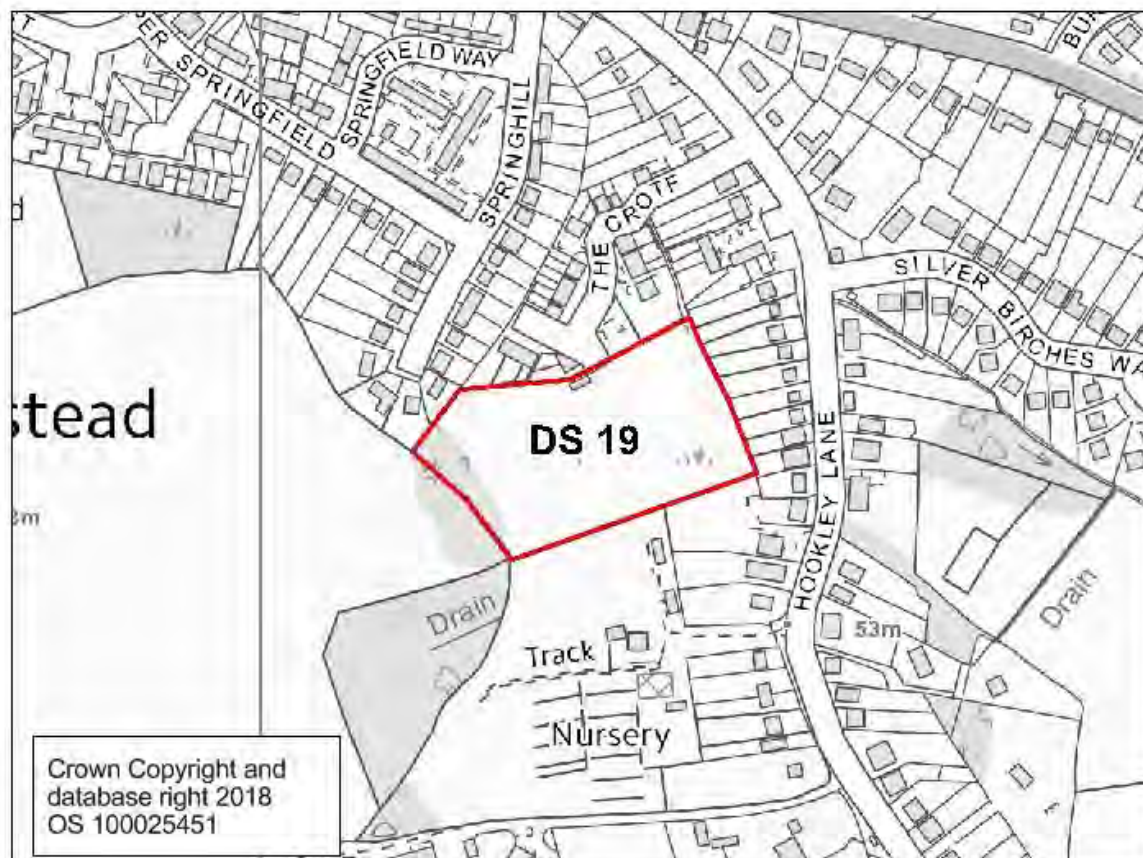




### DS 19: Land to the rear of The Croft, Elstead

Land at the rear of the Croft as identified on the Policies Map is allocated for at least 30 dwellings.

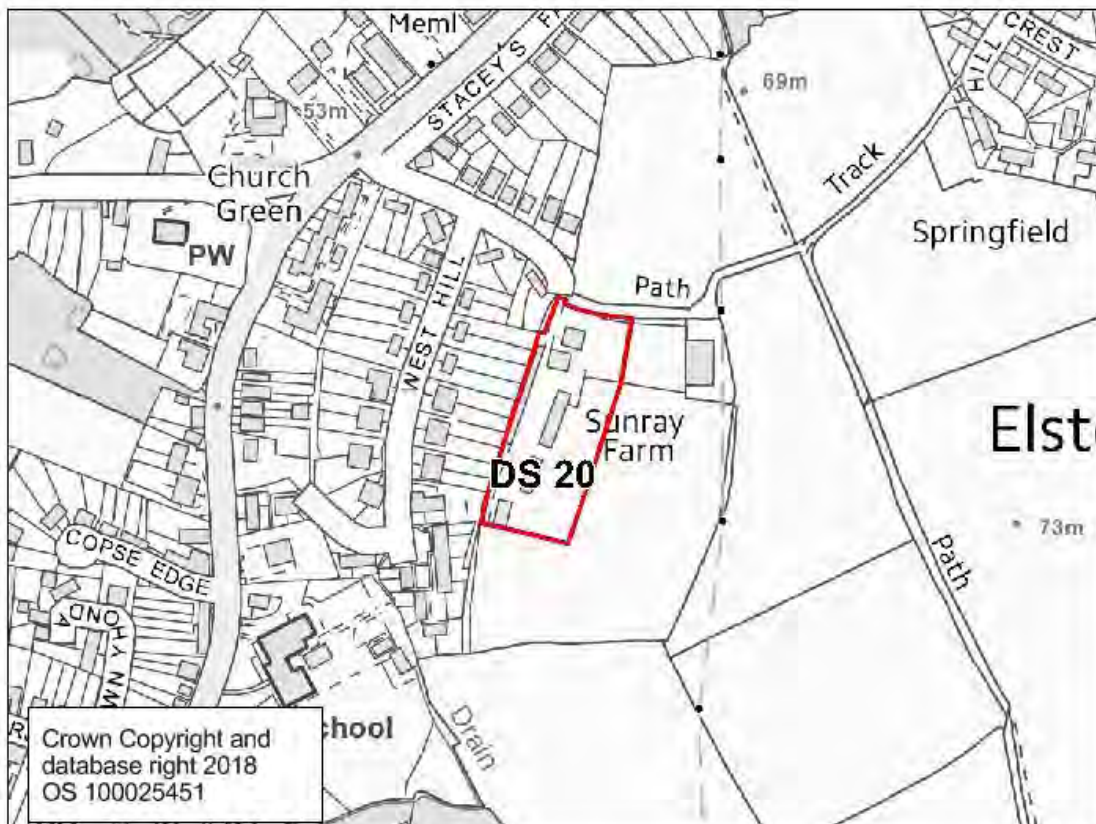
Size	1.5ha	Existing use	Scrubland
LAA ID	308	Approximate density	20dph
Key Constraints:	<ul style="list-style-type: none"><li>• Surrey Hills Area of Outstanding Natural Beauty</li><li>• Area of Great Landscape Value</li><li>• Wealden Heaths II Special Protection Area 5 Km zone</li><li>• Wealden Heaths I Special Area of Conservation 2km zone</li></ul>		
Description:	This site is a field adjacent to a modern development at the Croft. Given the character of the area, this site should be able to deliver approximately 30 dwellings. At least 5% of plots should be offered for custom and self-build in accordance with Policy DM34.		



## DS 20: Sunray Farm, West Hill

Land is allocated at Sunray Farm, as shown on the Policies Map, for approximately 12 dwellings subject to any development not having a greater impact on openness or intrusion into the open countryside than the existing development on the site.

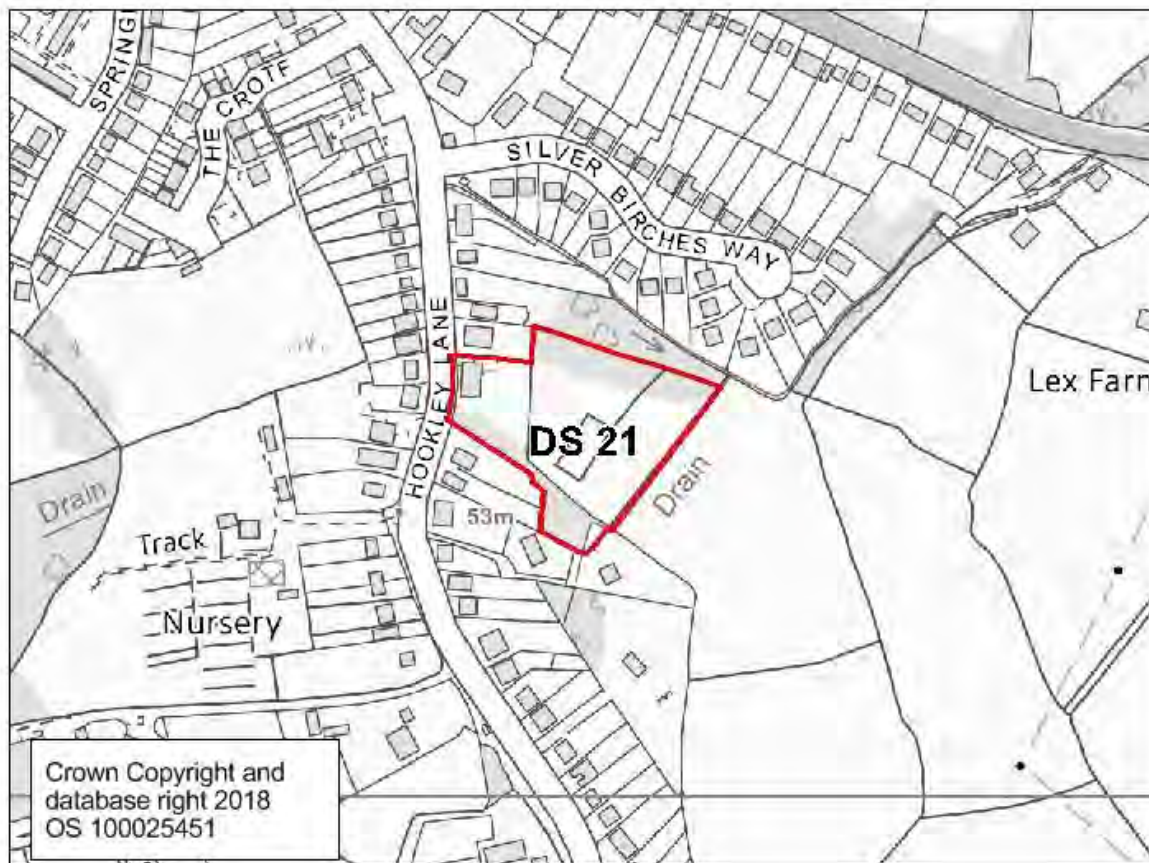
Size	0.8ha	Existing use	Equestrian
LAA ID	613	Approximate density	15dph
Key Constraints:	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hill Area of Outstanding Natural Beauty</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
Description:	<p>This site is in the Green Belt but has been previously developed with a number of equestrian buildings and former agricultural buildings. Given the current extent of built development on this site, it is likely to be able to accommodate a limited development of approximately 12 dwellings.</p>		



### DS 21: Land at Four Trees, Hookley Lane, Elstead

Land at Four Trees as identified on the Policies Map is allocated for at least 20 dwellings.

Size	1ha	Existing use	Residential
LAA ID	824	Approximate density	20dph
Key Constraints:	<ul style="list-style-type: none"><li>• Surrey Hills Area of Outstanding Natural Beauty</li><li>• Wealden Heaths II Special Protection Area 5 Km zone</li><li>• Wealden Heaths I Special Area of Conservation 2km zone</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li></ul>		
Description:	<p>This site on Hookley Lane is currently formed of a residential garden. A development of approximately 20 additional dwellings is likely to be achievable while respecting the pattern and character of development in the area.</p> <p>At least 5% of plots should be offered for custom and self-build in accordance with Policy DM34.</p>		





## New Housing Sites in Milford and Witley

- 7.24 Witley and Milford are inset within the Green Belt, and the northern and western parts of the Parish are within the AONB. Parts of the villages are also in close proximity to Wealden Heaths Phase I SPA and SAC. There are limited opportunities to accommodate additional development on previously developed land, and as such land is proposed to be removed from the Green Belt, particularly north and west of Milford and in Witley in areas indicated as being potentially suitable for release from the Green Belt in Local Plan Part 1.
- 7.25 The majority of sites are within 1km of the Wealden Heaths Phase I SPA and SAC, and as such project level HRAs will likely be required to ensure that there would be no likely significant effect upon the integrity of the European Sites.
- 7.26 While Local Plan part 1 indicated that land between Milford and the A3 is potentially suitable for release from the Green Belt, this land is also in the AONB, the Council has sought to direct development to less constrained areas in landscape terms. In order to meet the housing requirement in the Parish, there is a need to allow some development in this area. The Council considers that land at Coneycroft and Manor Lodge are suitable for development, as it is well screened, and is of limited landscape value in itself.
- 7.27 Land at the centre of Witley, West of the Petworth Road was indicated as suitable for release from the Green Belt in Local Plan Part 1, and is outside the AONB. While much of this area is within close proximity to the SPA, as it can accommodate a SANG it can accommodate some development. Two sites are proposed for allocation in this area.
- 7.28 The proposed housing allocations for Milford and Witley are set out in Policies DS22-DS26. These sites are anticipated to deliver 255 additional dwellings, against an outstanding requirement of 236.

### Development Sites in Witley

DS 22 – Land at Highcroft, Milford – 15 additional dwellings  
DS 23 – West of Petworth Road, Witley – 70 dwellings  
DS 24 – Land at Wheeler Street Nurseries, Witley – 40 dwellings  
DS 25 – Land at Manor Lodge, Milford – 30 dwellings  
DS 26 – Land at Coneycroft, Milford – 100 dwellings

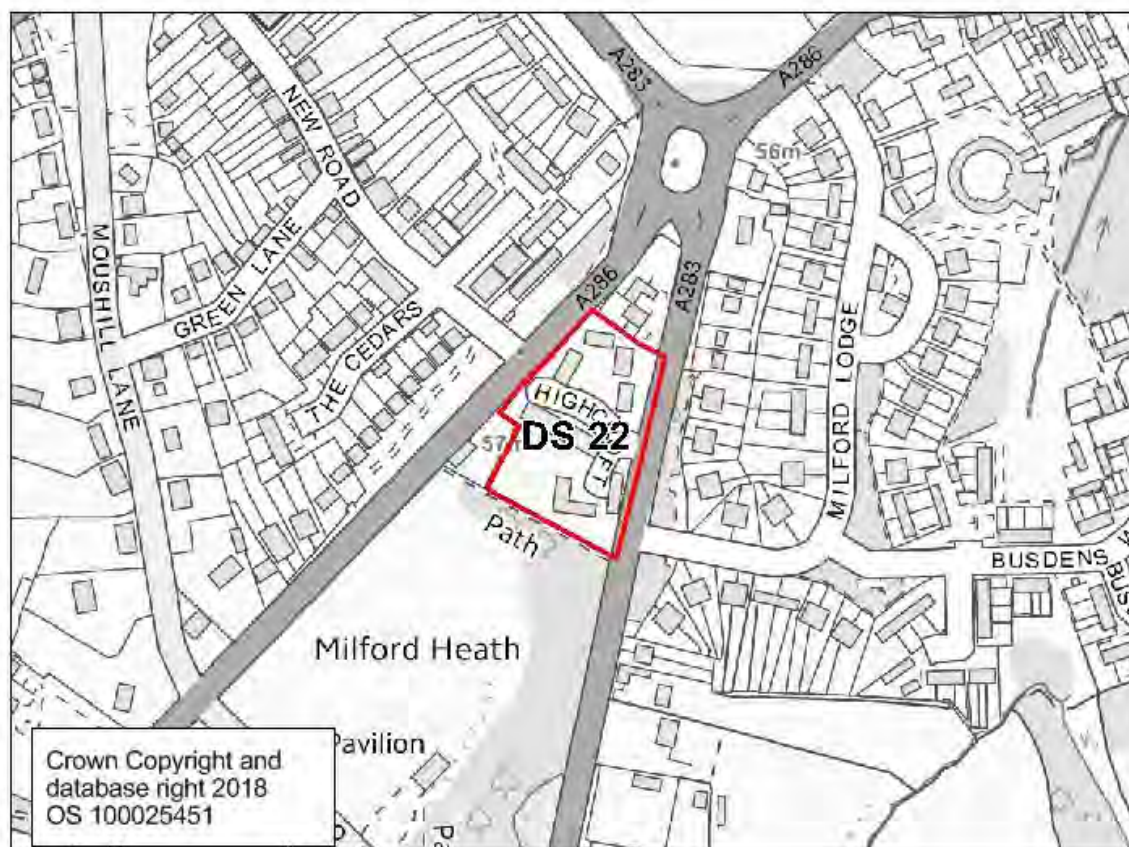
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### DS 22: Land at Highcroft, Milford

Land at Highcroft, as identified on the Policies Map, is allocated for approximately 15 additional dwellings, subject to the retention or enhancement of a mature tree belt on the southern boundary of the site.

Size	0.9ha	Existing use	Housing
LAA ID	467	Approximate density	45dph
Key Constraints:	<ul style="list-style-type: none"><li>• Wealden Heaths I Special Protection Area 1 Km zone</li><li>• Wealden Heaths I Special Area of Conservation 2km zone</li><li>• Source Protection Zone 2</li></ul>		
Description:	This site in Milford has previously been developed for retirement housing and can accommodate a limited level of additional development.		

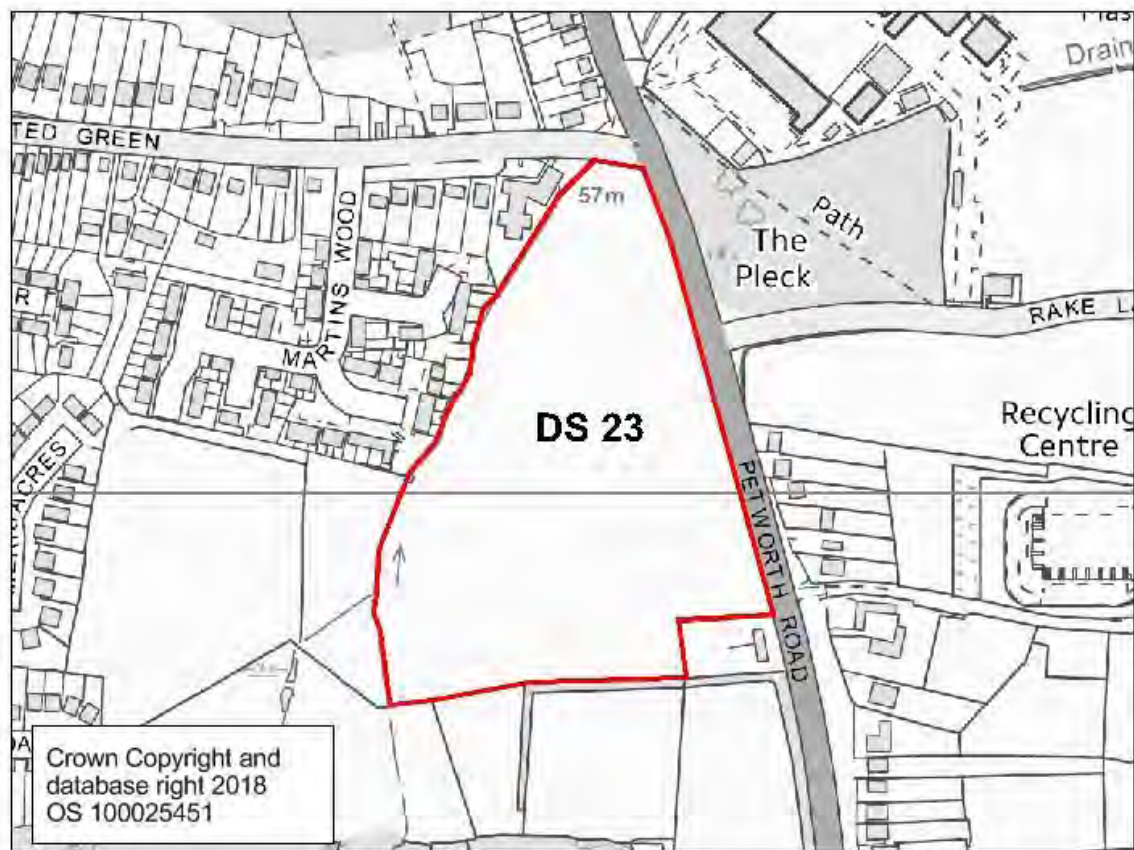




### DS 23: Land at West of Petworth Road, Witley

Land at Petworth Road as identified on the Policies Map is allocated for at least 70 dwellings.

Size	2.3ha	Existing use	Agriculture
LAA ID	930	Approximate density	30dph
Key Constraints:	<ul style="list-style-type: none"><li>• Wealden Heaths I Special Protection Area 400m zone</li><li>• Wealden Heaths I Special Area of Conservation 2km zone</li><li>• Source Protection Zone 2</li></ul>		
Description:	<p>While this site is close to the Wealden Heaths SPA, the provision of a SANG within the site can mitigate the additional recreational pressure generated by this development. This area of open land contributes to the character of Witley as a rural settlement, and the design and layout of the site will need to be sensitive to the character of the area. In addition to housing, there is potential for this site to accommodate a new health centre. At least 5% of plots should be offered for custom and self-build in accordance with Policy DM34.</p>		



**Land at Wheeler Street Nurseries as identified on the Policies Map is allocated for at least 40 dwellings.**

The map shows a residential area with several streets and landmarks. A red outline highlights a specific property labeled 'DS 24'. To the left of this property is a large area labeled 'Nursery' and 'Issues'. Further left, a 'Drain' is indicated. The street 'WHEELER LANE' runs horizontally across the middle of the map. To the right of 'DS 24', a road labeled 'LOAD' runs vertically. Below 'WHEELER LANE', a street labeled 'BANNISTER CT' is visible, with a '61m' distance marker. To the right of 'BANNISTER CT', a road labeled 'Wheelerstr' is shown. In the bottom right corner, a building is labeled 'Chisbury'. A copyright notice is present in the bottom left corner.

urst

Drain

Nursery

Issues

**DS 24**

WHEELER LANE

BANNISTER CT

61m

Wheelerstr

Chisbury

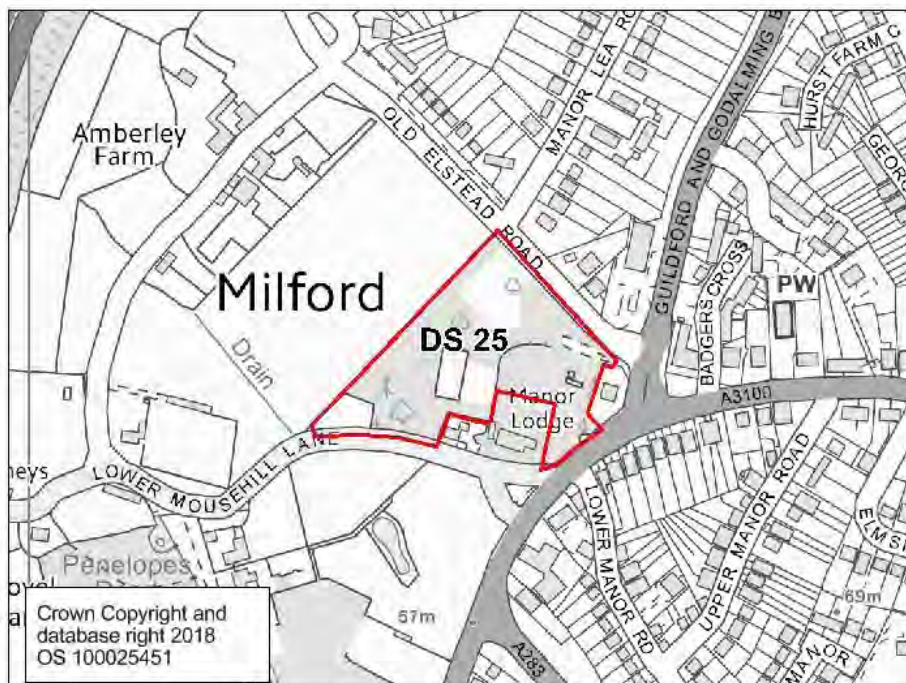
Crown Copyright and  
database right 2018  
OS 100025451

### DS 25: Land at Manor Lodge, Milford

Land at Manor Lodge as identified on the Policies Map is allocated for at least 30 dwellings subject to:

- a) The retention or enhancement of a tree belt around the site.
- b) The provision or improvement of legible routes for cyclists and pedestrians through and between the sites, and into Milford.
- c) Development being designed and landscaped to ensure no significant harm to the natural beauty of the AONB, supported by the submission of a Landscape and Visual Impact Assessment.

Size	1.7ha	Existing use	Residential and scrubland
LAA ID	449	Approximate density	18dph
Key Constraints:	<ul style="list-style-type: none"> <li>Wealden Heaths I Special Protection Area 1 Km zone</li> <li>Wealden Heaths I Special Area of Conservation 2km zone</li> <li>Area of Outstanding Natural Beauty</li> <li>Source Protection Zone 2</li> </ul>		
Description:	<p>The site is largely undeveloped and located on land that lies to the west of the junction where Portsmouth Road, Lower Moushill Lane and Old Elstead Road meet. The site is surrounded by the residential dwellings. At least 5% of plots should be offered for custom and self-build in accordance with Policy DM34.</p>		



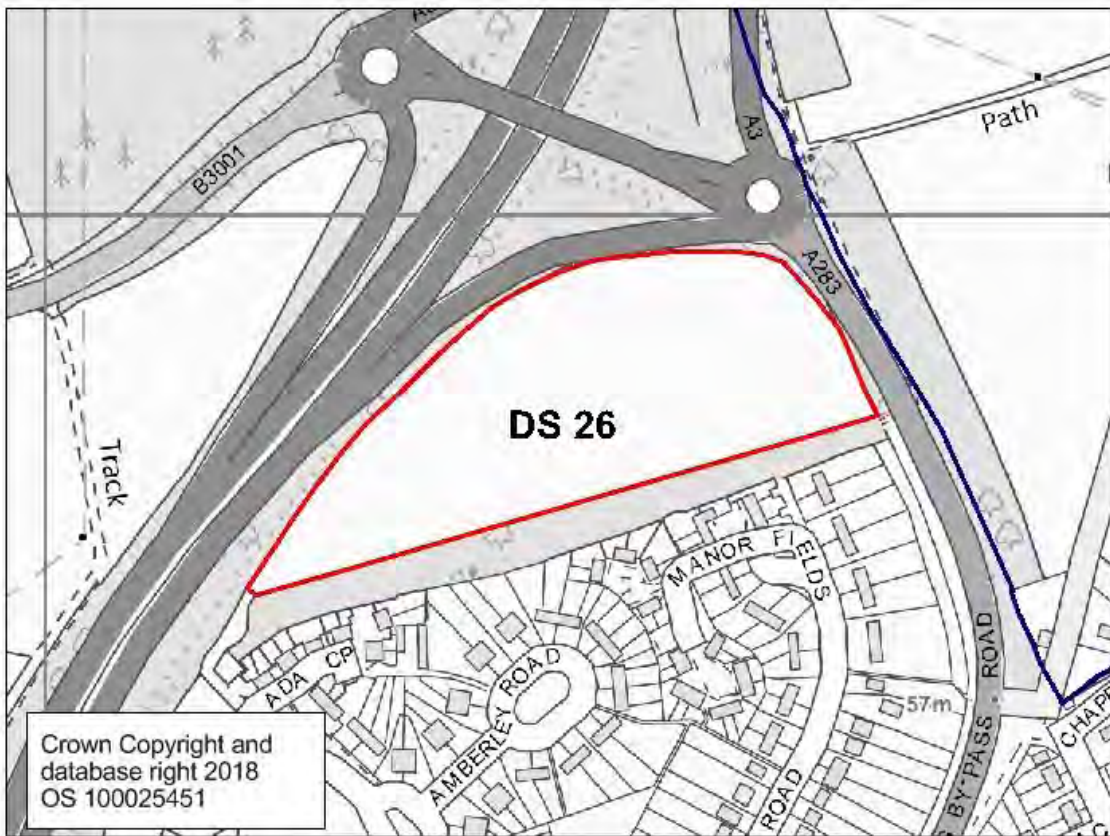


### DS 26: Land at Coneycroft, Milford

Land at Coneycroft as identified on the Policies Map is allocated for at least 100 dwellings subject to:

- a) The retention or enhancement of the tree belt around the site.
- b) The site layout ensuring development faces, connects to, and enhances the footpath and woodland strip on the southern boundary of the site.
- c) Development being designed and landscaped to ensure no significant harm to the natural beauty of the AONB, supported by the submission of a Landscape and Visual Impact Assessment.

Size	3.7ha	Existing use	Agriculture
LAA ID	703	Approximate density	27dph
Key Constraints:	<ul style="list-style-type: none"><li>• Wealden Heaths I Special Protection Area 1 Km zone</li><li>• Wealden Heaths I Special Area of Conservation 2km zone</li><li>• Area of Outstanding Natural Beauty</li><li>• Source Protection Zone 2</li></ul>		
Description:	<p>This site is adjacent to the A3, sheltered by tree lined banks. The site is generally flat, with only limited views into the site, and is well related to the urban area, however being a large site in the AONB will still require a carefully considered design. Development of this site will also need to provide direct access onto the A283, and will need to be carefully designed to mitigate noise from the A3. At least 5% of plots should be offered for custom and self-build in accordance with Policy DM34.</p>		



## New Sites for Gypsies, Travellers and Travelling Showpeople

- 7.29 The spatial strategy and strategic objectives of Local Plan Part 1 seek to respond to the local needs of the community by supporting the delivery of a range of new homes and accommodation. This includes the needs of specific groups of the population such as Gypsies, Travellers and Travelling Showpeople. Local Plan Part 1 sets out strategic criteria in Policy AHN4 for identifying suitable sites and for determining planning applications.
- 7.30 The Council identifies and allocates sites in Local Plan Part 2 to meet the identified need. This section sets out the Council's preferred options for addressing that need.

### Policy context

- 7.31 In keeping with the Government's aim for sustainable and mixed communities, the Council aspires to deliver enough decent homes in suitable locations for everyone in the community. Gypsies and Travellers have historically been part of the local community and continue to be so; they are important groups with specific accommodation needs. The Government's aim is to ensure the fair and equal treatment of Gypsies and Travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.
- 7.32 The Council is required by the NPPF and the Housing Act 2004 to meet the accommodation needs of the population within their area. The Housing Act 2004 placed a duty upon local authorities to produce assessments of current and future accommodation needs for travellers. Councils are required to set pitch targets for gypsies and travellers and plot targets for travelling showpeople<sup>13</sup> in order to address the likely permanent and transit-site accommodation needs of Gypsies and Travellers in their area. The Council must identify a five-year supply of sites against their locally set targets, much the same way as is required with other housing land.
- 7.33 In 2015 the Government updated its Planning Policy for Traveller Sites guidance to include a new definition of Gypsy and Travellers. The key change to the definition was the removal of the term *"persons....who have ceased to travel permanently"* meaning

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<sup>13</sup> For the purposes of planning policy, 'pitch' means a pitch on a 'gypsy and traveller' site and 'plot' means a pitch on a 'travelling showpeople' site (often called a 'yard'). The full definition is in the National Planning Policy for Traveller Sites (PPTS), DCLG, 2015, Annex 1.



that those who have stopped travelling no longer fall under the planning definition of a Traveller in terms of assessing the needs for accommodation.

### Traveller accommodation need in Waverley

- 7.34 The latest version of the Waverley Gypsy and Traveller Accommodation Assessment (TAA) was published in June 2017 and factually updated in 2018. The TAA was undertaken by consultants who sought to identify all sites and encampments in Waverley and attempted to complete interviews during the non-travelling season with residents on all occupied pitches and plots. They also gave the opportunity to traveller households in 'bricks and mortar' accommodation to engage in the process and engaged with seven nearby Local Authorities to understand the wider issues in the area. The assessment is based on the Government's guidance in Planning Policy for Traveller Sites (2015) and the new definition of a Traveller.
- 7.35 The TAA concluded that there was a need for 27 additional pitches for households that meet the planning definition and up to 24 additional pitches from unknown households<sup>14</sup> that were unable to be interviewed. Ten households did not meet the planning definition.
- 7.36 Based on the TAA household survey, the proportion of households in Waverley that meet the planning definition (26 households - 62%) verses those that do not (16 households – 38%), is higher than the national average (10% in 2017) according to statistics by Opinion Research Services (ORS).
- 7.37 The TAA considered that there was a need for two additional plots for Travelling Showpeople.
- 7.38 The need arising from households that meet the planning definition translates into a minimum accommodation target that will be addressed through site allocations process contained within Local Plan Part 2.

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<sup>14</sup> 64 households were identified who either were not present during the fieldwork period or who declined to engage in the interview process. The TAA refers to these households as 'unknowns' – as you cannot tell whether all or any of these households meet the planning definition. Using the 1.5% household formation rate and taking account of pitches known to be coming vacant, the TAA indicates that the overall level of need could rise by up to 24 pitches. But that is only if all 64 'unknown' households do meet the PPTS definition. The TAA says that Opinion Research Services (ORS) has undertaken over 2,500 Traveller household interviews since the introduction of the planning definition. This work suggests that nationally approximately 10% of households interviewed meet that definition. If this was reflected in Waverley's 'unknown' households, it could give rise to another 2.4 further pitches.

- 7.39 In addition, the Council proposes to allocate further sites to accommodate the potential need for those unknown households that were unable to be interviewed as part of the TAA. The potential need arising from unknown households could be a maximum of 24 pitches if all demonstrate they meet the planning definition. For contingency and resilience, it is proposed that two-thirds (66%) of the potential need from unknown households is built into the accommodation target. This higher number is in line with the local proportion of households in Waverley that met the planning definition in the TAA and gives flexibility and support to the delivery of the Plan to maintain a five-year supply of sites. Table 7 sets out the pitch and plot identified need to 2032. Beyond this, the criteria based policy contained in Local Plan Part 1, Policy AHN4: Gypsies, Travellers and Travelling Showpeople Accommodation, will be used to determine planning applications.
- 7.40 The TAA did not identify any need for the provision of a transit site due to the small numbers of unauthorised encampments in Waverley at the time of the fieldwork.

Table 5: Traveller's housing need in Waverley to 2032 in 5-year periods.

Accommodation need	Years 0-5	Years 6-10	Years 11-15	Total
	2017-22	2022-27	2027-32	
Gypsy and Traveller pitches (Meet definition)	19	4	4	27
Gypsy and Traveller pitches (66% of unknowns)	0	6	10	16
Travelling Showpeople plots (Meet definition)	0	1	1	2

## Site Allocations

- 7.41 Each pitch should measure at least 500 square metres (unless extended families are sharing facilities, in which case their needs will be assessed individually) and provide, as a minimum, a utility building, an amenity area, appropriate hard standing for a trailer, touring caravan and other vehicle and be laid out to ensure the security and safety of residents and allow ease of movement, whether walking, cycling or driving.
- 7.42 The figure of 500m<sup>2</sup> has been used as a rough guide to ensure that final pitch design can accommodate all of the matters set out in design guidance, also including landscaping, play space and access arrangements. Final pitch sizes will ultimately be a matter for detailed planning applications to determine.

7.43 The Council's proposed Traveller allocations are set out below in Tables 9 and 10 and maps 9 to 11 show the distribution of sites within the Borough. The site references intentionally start at DS50.

Table 6: Proposed site allocations for Gypsy and Travellers

Ref	Name	Location	Parish	Net increase in pitches
DS50	Burnt Hill	Plaistow Dunsfold	Road, Dunsfold	3
DS51	Adjacent to Lydia Park	Stovolds Cranleigh	Hill, Bramley	8
DS52	Rear of 9 Lydia Park	Stovolds Cranleigh	Hill, Bramley	5
DS53	Land west of Knowle Lane	Knowle Cranleigh	Lane, Cranleigh	1
DS54	Monkton Farm	Monkton Farnham	Lane, Farnham	7
DS55	South of Kiln Hall, St George's Rd	Badshot Farnham	Lea, Farnham	3
DS56	Land off Badshot Lea Road	Badshot Farnham	Lea, Farnham	2
DS57	Hop Meadows	Old Bridge Runfold	Road, Farnham	2
DS58	East of the Willows	Tongham Runfold	Road, Farnham	10
DS59	Old Stone Yard	Tongham Runfold	Road, Farnham	2
<b>Total</b>				<b>43</b>

Table 7: Proposed site allocations for Travelling Showpeople

Ref	Name	Location	Parish	Net increase in plots
DS50	Burnt Hill, Road	Plaistow Dunsfold	Dunsfold	2
<b>Total</b>				<b>2</b>

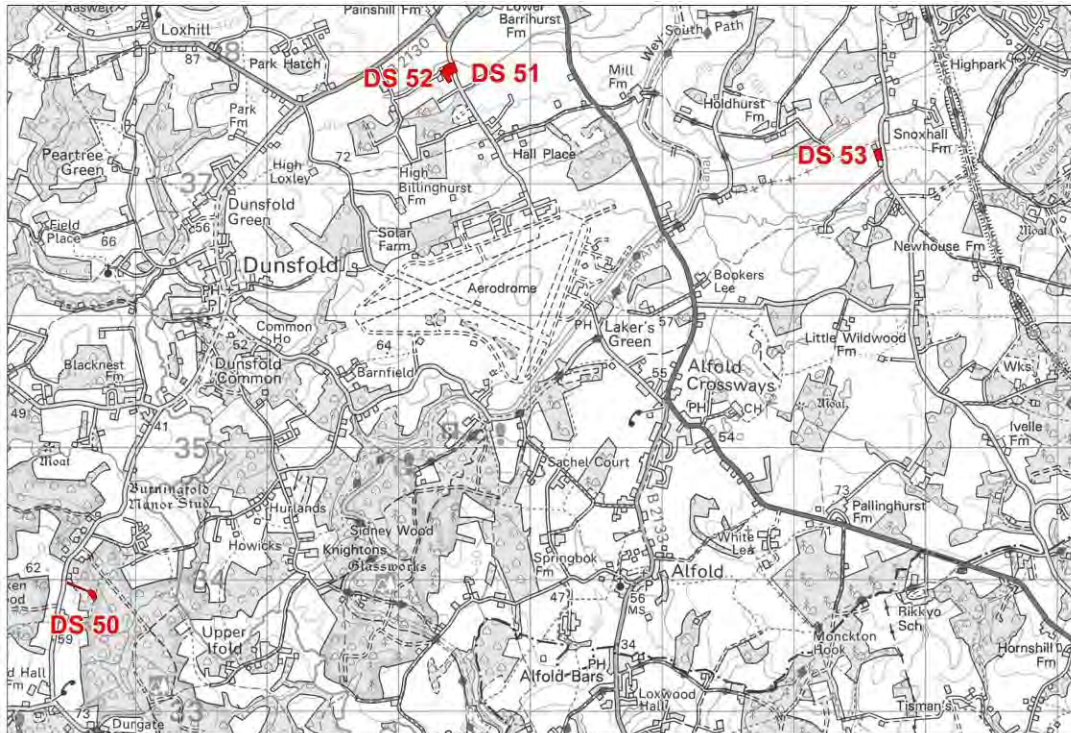
7.44 All the sites in Tables 9 and 10 are existing traveller sites except for DS51, DS52 and DS58. The preferred approach is to intensify and extend the development pattern of existing traveller sites. Sites DS51, DS52 and DS58 are located adjacent to existing Gypsy and Traveller sites.



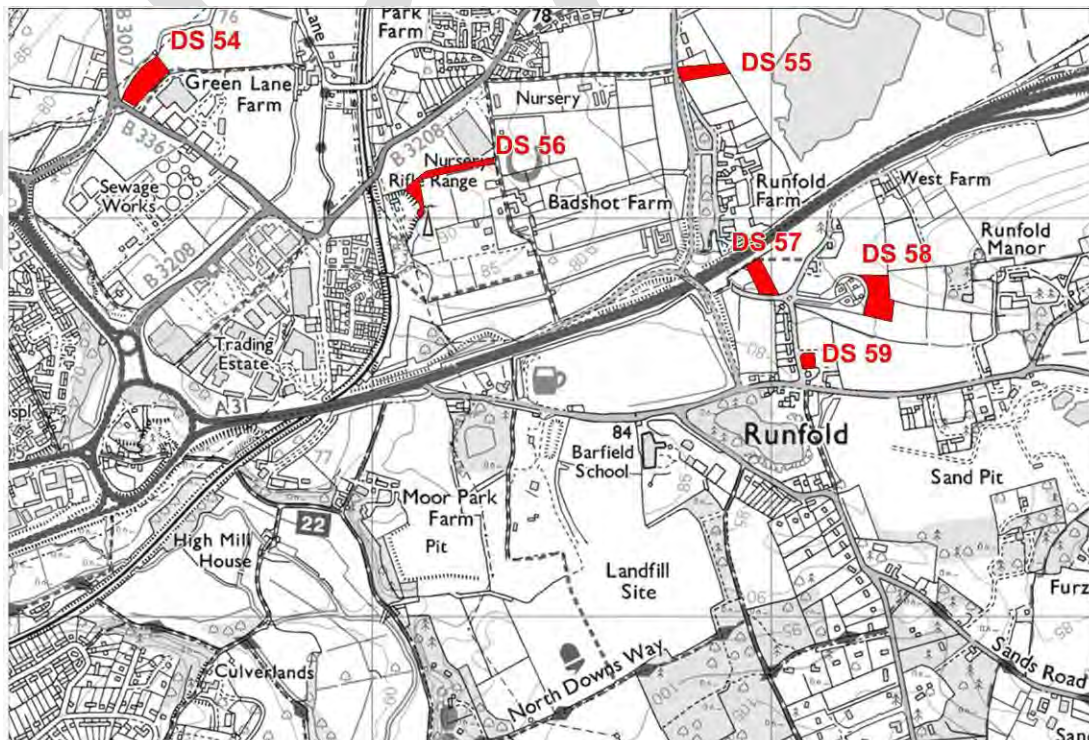




Map 50: Distribution of Traveller sites in the east of the Borough



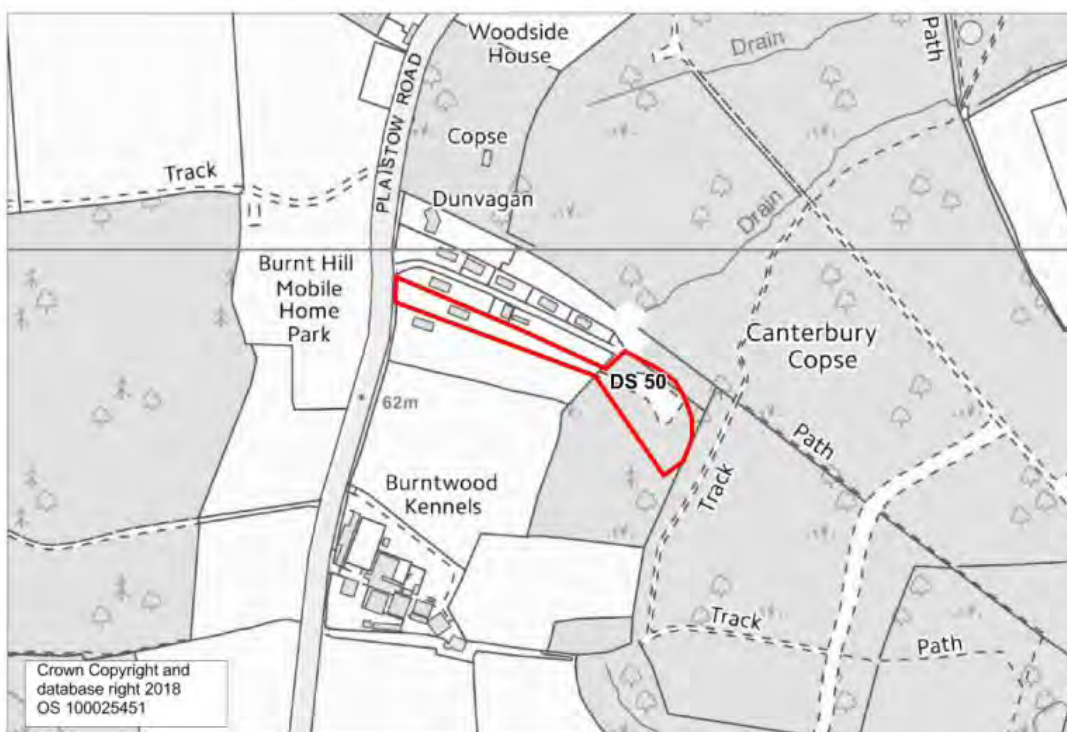
Map 51: Distribution of Traveller sites in the west of the Borough



### DS 50: Burnt Hill, Plaistow Road, Dunsfold

Land is allocated at Burnt Hill, as shown on the Policies Map, for a total of 3 Gypsy and Traveller pitches and 2 Travelling Showpeople plots.

Size	0.58ha	Existing use	Traveller site
LAA ID	T/25	Approximate density	9pph <sup>15</sup>
Key Constraints:	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value</li><li>• Surrounding Ancient and Semi-Natural Woodland</li></ul>		
Description:	Burnt Hill is an existing Travelling Showpeople site that has now become vacant. It's located on the eastern side of Plaistow Road about a mile and a half south of Dunsfold Village. The site extends to approximately 0.6 hectares with woodland clearing to the rear, previously used as a vehicle turning circle.		



<sup>15</sup> Pitches/ Plots per hectare.



### DS 51: Adjacent to Lydia Park, Stovolds Hill, Cranleigh

Land is allocated to the north of Lydia Park, as shown on the Policies Map, for 8 Gypsy and Traveller pitches.

Size	0.69ha	Existing use	Agriculture / paddock
LAA ID	T/26	Approximate density	12pph
Key Constraints:	<ul style="list-style-type: none"><li>• Countryside beyond the Green belt</li><li>• Area of Great Landscape Value</li></ul>		
Description:	The site is located to the south western side of Stovolds Hill. The site is adjacent to Lydia Park, an established Gypsies and Traveller site. The area between Lydia Park and DS 51 is used for equestrian activities and has a separate access from Stovolds Hill. The site has the potential to make a significant contribution to meeting traveller need in Waverley.		



### DS 52: Rear of 9 Lydia Park, Stovolds Hill, Cranleigh

Land is allocated to the north of Lydia Park, as shown on the Policies Map, for 5 Gypsy and Traveller pitches.

Size	0.56ha	Existing use	Agriculture
LAA ID	T/27	Approximate density	9pph
Key Constraints:	<ul style="list-style-type: none"><li>• Countryside beyond the Green belt</li><li>• Area of Great Landscape Value</li></ul>		
Description:	This site sits adjacent to promoted site DS 51. Development on this site could either come forward as part of a comprehensive development proposal with DS 51 or as a separate proposal subject to the completed delivery of DS 51.		



### DS 53: Land west of Knowle Lane, Cranleigh

Land is allocated at Knowle Lane, as shown on the Policies Map, for a total of 2 (net 1) Gypsy and Traveller pitches.

Size	0.46	Existing use	Traveller site / garden
LAA ID	T/28	Approximate density	4pph
Key Constraints:	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>		
Description:	This is an established single gypsy household site granted at appeal in 2016. The site has an existing access onto the Knowle Lane through a tree belt. The site has potential for modest intensification.		





#### DS 54: Monkton Farm, Monkton Lane, Farnham

Land is allocated at Monkton Farm, as shown on the Policies Map, for a total of 8 (net 7) Gypsy and Traveller pitches, as part of a comprehensive redevelopment of the site.

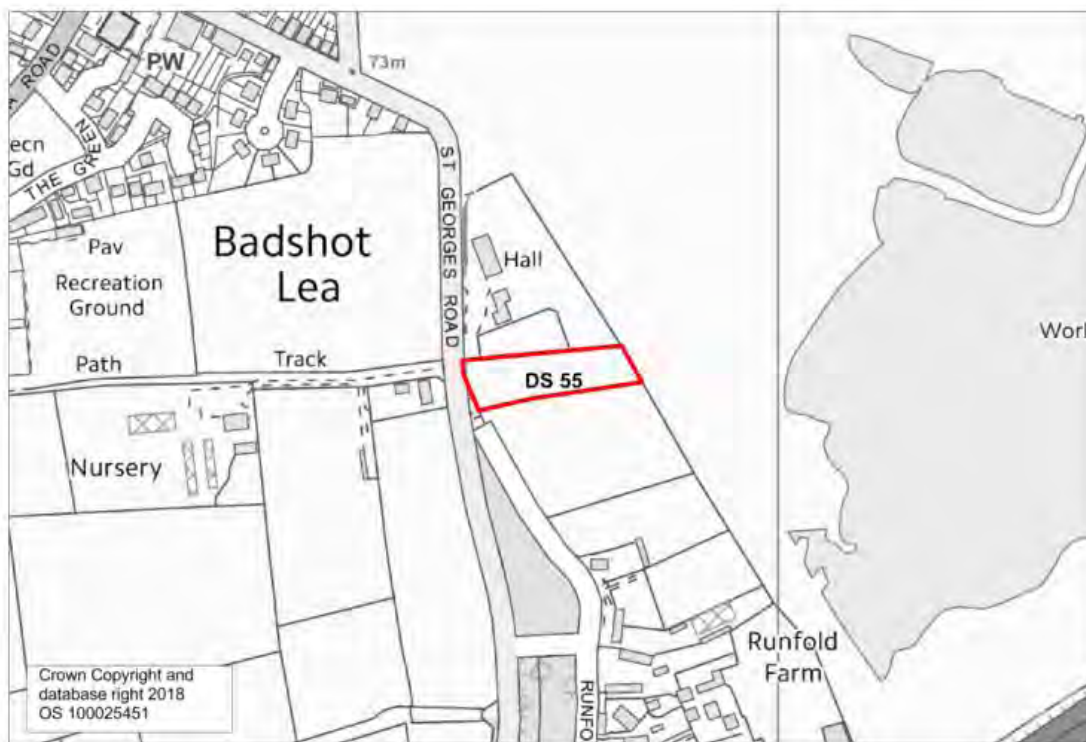
Size	0.67	Existing use	Agriculture / Traveller site
LAA ID	T/29	Approximate density	12pph
Key Constraints:	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Farnham Aldershot Strategic Gap</li><li>• Thames Basin Heath 5km buffer zone</li><li>• Land Outside Built-up Area - Farnham Neighbourhood Plan</li><li>• Areas of High Archaeological Potential - WA207</li><li>• Source Protection Zones 1 and 2.</li></ul>		
Description:	<p>The site at Monkton Farm has an established single gypsy household that includes a number of sheds and other structures associated with agricultural use. A temporary planning permission (WA1994/0910) was granted on appeal in 1996 for the siting of one mobile home for a maximum period of two years. After this period the mobile home was in breach of planning control but this became beyond enforcement in 2008. As such, a recommendation of No Further (Enforcement) Action was signed off by Council in 2016. The redevelopment of the site has the potential to make a significant contribution to meeting traveller need in Waverley. To protect ground water sources, development should not take place within SPZ1 unless mains drainage is used.</p>		



### DS 55: South of Kiln Hall, St George's Road, Badshot Lea, Farnham

Land is allocated south of Kiln Hall, as shown on the Policies Map, for a total of 4 (3 net) Gypsy and Traveller pitches.

Size	0.4ha	Existing use	Traveller site
LAA ID	T/30	Approximate density	13pph
Key Constraints:	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Land Outside Built-up Area - Farnham Neighbourhood Plan</li><li>• Farnham Aldershot Strategic Gap</li><li>• Thames Basin Heath 5km buffer zone</li></ul>		
Description:	This is an established single gypsy household site to the south east of Badshot Lea. The site has potential for modest intensification.		



### DS 56: Land off Badshot Lea Road, Badshot Lea, Farnham

Land is allocated at Badshot Farm Lane, as shown on the Policies Map, for a total of 3 (2 net) Gypsy and Traveller pitches.

Size	0.5ha	Existing use	Traveller site
LAA ID	T/31	Approximate density	8pph
Key Constraints:	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Land Outside Built-up Area - Farnham Neighbourhood Plan</li><li>• Farnham Aldershot Strategic Gap</li><li>• Thames Basin Heath 5km buffer zone</li><li>• Source Protection Zone 2</li></ul>		
Description:	This is an established single gypsy household site located on the west side of Badshot Farm Lane immediately south of Squires Garden Centre. The site has potential for intensification.		

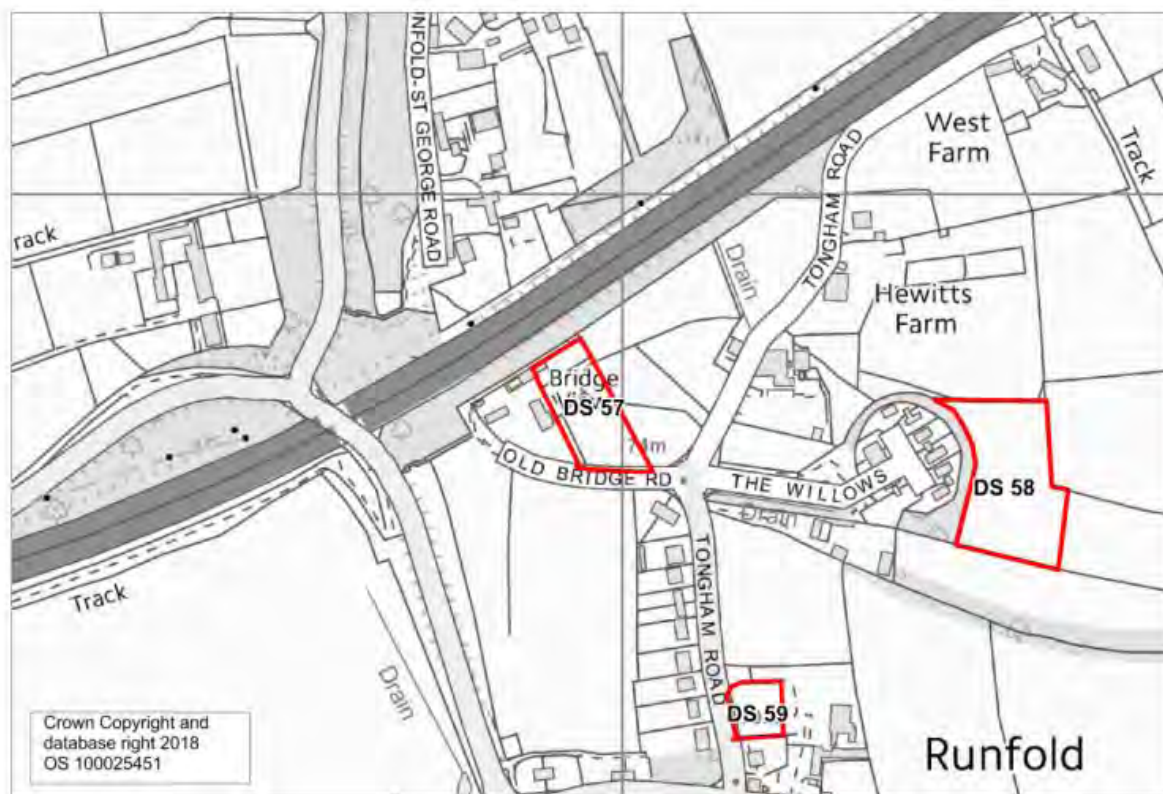




### DS 57: Hop Meadows, Old Bridge Road, Runfold, Farnham

Land is allocated at Hop Meadows, as shown on the Policies Map, for a total of 7 (2 net) Gypsy and Traveller pitches.

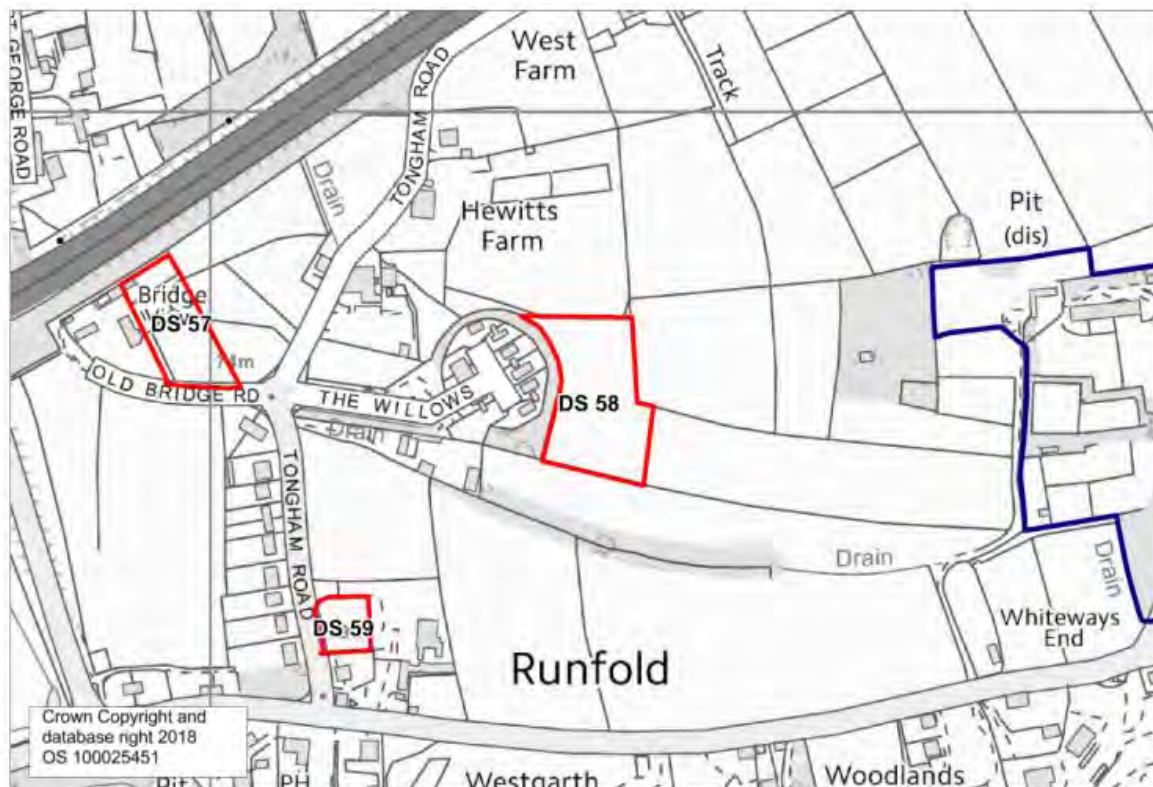
Size	0.38ha	Existing use	Traveller site
LAA ID	T/32	Approximate density	18pph
Key Constraints:	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Land Outside Built-up Area - Farnham Neighbourhood Plan</li><li>• Farnham Aldershot Strategic Gap</li><li>• Thames Basin Heath 5km buffer zone</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li></ul>		
Description:	Hop Meadows has planning permission for 5 gypsy pitches. The site is not completely built out. There is potential to provide additional pitches with the site's boundary. Hop Meadows is immediately adjacent to Bridge View, an established Gypsy and Traveller site with 3 pitches.		



### DS 58: East of the Willows, Runfold, Farnham

Land is allocated to the east of The Willows Gypsy and Traveller site, as shown on the Policies Map, for 10 Gypsy and Traveller pitches subject to an access agreement with the Surrey County Council.

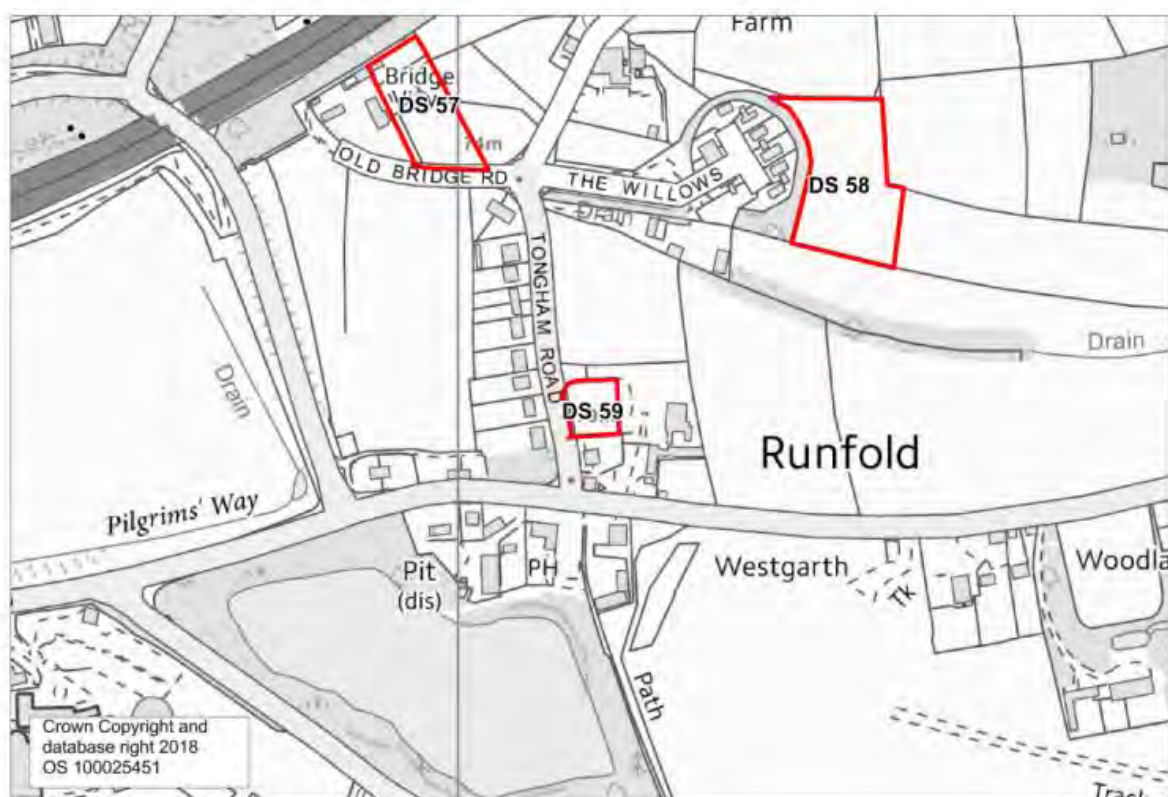
Size	0.69h	Existing use	Agriculture
LAA ID	T/02	Approximate density	14pph
Key Constraints:	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Land Outside Built-up Area - Farnham Neighbourhood Plan</li><li>• Farnham Aldershot Strategic Gap</li><li>• Thames Basin Heath 5km buffer zone</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li><li>• Source Protection Zone 3</li></ul>		
Description:	<p>This site lies adjacent to The Willows, a County Council managed Gypsy and Traveller site. It has no direct access and its delivery is dependant on an access being formed through The Willows. Despite having access issues this site has the potential to make a significant contribution to meeting traveller need in Waverley. This site is likely to come forward later on in the plan period subject to an access agreement with Surrey County Council.</p>		



### DS 59: Old Stone Yard, Tongham Road, Runfold, Farnham

Land is allocated at the Old Stone Yard, as shown on the Policies Map, for a total of 3 (2 net) Gypsy and Traveller pitches.

Size	0.14ha	Existing use	Traveller site
LAA ID	T/33	Approximate density	21pph
Key Constraints:	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Land Outside Built-up Area - Farnham Neighbourhood Plan</li><li>• Farnham Aldershot Strategic Gap</li><li>• Thames Basin Heath 5km buffer zone</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li><li>• Source Protection Zone 3</li></ul>		
Description:	This is an established single gypsy household site located on the east side of Tongham Road in Runfold. The site has the potential for intensification.		





## Glossary

**Important note:** This glossary does not provide legal definitions, but acts as a guide to key planning terms. This should be read in conjunction with the glossaries of the Local Plan Part 1 and the National Planning Policy Framework (NPPF).

### **Air Quality Management Areas**

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

### **Area of Great Landscape Value (AGLV)**

A local landscape designation for an area considered to have high visual quality complementing areas designated as Areas of Outstanding Natural Beauty (AONB). In 1958, 1971 and 1984 Surrey County Council designated parts of the County as AGLV. For much of the area in Waverley the AONB and AGLV designations are contiguous, however there are areas where the AGLV designation extends beyond the AONB.

### **Area of Outstanding Natural Beauty (AONB)**

An area of high scenic quality that has statutory protection in order to conserve and enhance the natural beauty of the landscapes. Natural England has a statutory power to designate land as Areas of Outstanding Natural Beauty under the Countryside and Rights of Way Act 2000.

### **Area of Special Environmental Quality (ASEQ)**

An area designated in the Local Plan 2002, designed to protect the special character of the towns. The Farnham ASEQ has now been replaced by a similar designation (South Farnham Arcadian Areas) in the Farnham Neighbourhood Plan.

### **Area of Strategic Visual Importance (ASVI)**

This designation affects certain areas of land around Farnham, Godalming, Haslemere and Cranleigh. The areas affected are designated because they are considered to play an important role in preventing the coalescence of settlements or because they are areas of open land that penetrate into the urban area like a green lung. They are considered to be 'strategic' because of the role they play in maintaining the character of Farnham, Godalming, Haslemere and Cranleigh.

### **Brownfield land**

See previously developed land.

### **Buildings of Local Merit (BLMs)**

Buildings identified by Waverley for their local historic, architectural or townscape merit. Often referred to as locally listed.

### **Conservation Areas (CAs)**

Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

### **Conservation Area Appraisal (CAA)**

A document which sets out to identify and assess the special interest of a Conservation Area. It informs positive management of the Conservation Area and is a material consideration to be used in the determination of any application for planning permission and listed building consent within the Conservation Area.

### **Designated Heritage Assets**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

### **Development**

Development is defined under s55 of the 1990 Town and Country Planning Act as ‘the carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any building or other land.’

### **Development Plan**

Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

### **Development Plan Documents (DPDs)**

Are prepared by local planning authorities and form an essential part of the Development Plan, outlining the key development goals. Once adopted, development management decisions must be made in accordance with them unless material considerations indicate otherwise.

### **Employment Land Review**

Assessment of the supply of, and demand for employment land within Waverley.

### **Exception Test**

The Exception Test in relation to flood risk is an exercise to ensure development is only permitted in areas of higher flood risk where justified by overwhelming sustainability reasons, and the development can be made safe for its lifetime.

**Green Belt**

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt is to check the unrestricted sprawl of large built-up areas, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and assist urban regeneration by encouraging the recycling of derelict and other urban land.

**Gypsy and Traveller Accommodation Assessment (GTAA)**

A survey of current Gypsy, Traveller and Travelling Showpeople facilities and needs.

**Habitats Regulations Assessment (HRA)**

Tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

**Heritage Assets**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated and non-designated heritage assets identified by the local planning authority (including local listing).

**Heritage at Risk**

List of designated heritage assets whose value is under threat. The threats can be neglect, environmental damage, crime or inappropriate development. For Grade I and II\* Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Protected Wreck Sites and Conservation Areas Historic England publishes a list annually. For Grade II Listed Buildings, a list is held by the Council.

**Inclusive design**

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

**Inset from the Green Belt**

Where the settlement area of a town or village is not included within the Green Belt but the surrounding area is within the Green Belt.

**Land Availability Assessment (LAA)**

A study that provides information on land supply for housing and other uses.

**Legibility**

The degree to which a place can be easily understood by its users and the clarity of the image it presents to the wider world.



**Listed Building**

A building of special architectural or historic interest designated by the Secretary of State in accordance with s1(5) Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Buildings are graded I, II\* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells) within its curtilage. Historic England is responsible for designating buildings for listing in England.

**Local Green Space**

Areas of green space which are of particular local significance which are demonstrably special to the local community.

**Local Plan**

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Local Plan Part 1**

Sets out the strategic approach over the plan period and allocated a number of strategic housing sites.

**Materiality**

Materiality is used to refer to elements of design in the surrounding area that are significant and relevant.

**Natural Surveillance**

The presence of passers-by or the ability of people to see out of windows helps discourage anti-social or criminal behaviour. Also known as passive surveillance (or supervision).

**Neighbourhood Plan**

A plan prepared by a Parish Council or Neighbourhood Forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Non-Designated Heritage Assets**

Buildings, monuments, sites, places, areas or landscapes that have not previously been formally identified but that have a degree of significance meriting consideration in planning decisions, because of their heritage interest.

## **Open Spaces**

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

## **Permitted Development Rights**

Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

## **Placemaking**

Inspires people to collectively reimagine and reinvent public spaces as the heart of every community. It facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution. (Definition from Project for Public Spaces)

## **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; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

## **Primary Shopping Area**

Defined area where retail development is concentrated

## **Registered Parks and Gardens**

A national list compiled by Historic England of designed landscapes, gardens, grounds, and other planned open spaces, such as town squares identified as of historic significance for consideration in the planning system, but without bringing any additional special statutory protection. The emphasis of the register is on 'designed' landscapes, rather than on planting or botanical importance.

## **Rural Areas**

Rural areas are those areas of the Green Belt and Countryside beyond the Green Belt, outside of defined settlement boundaries.

**Rural Worker**

A rural worker is someone who works in a enterprise which by its nature operates in the countryside, including agricultural and forestry businesses.

**Scheduled Monument**

A building or structure above or below ground whose preservation is of national importance and which has been scheduled by the Secretary of State for Digital Culture, Media and Sport under the s1(11) Ancient Monuments and Archaeological Areas Act 1979 because of its historic, architectural, or traditional artistic or archaeological interest.

**Self-build and Custom Build**

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

**Sequential Test (flooding)**

The Sequential Test in relation to flooding seeks to ensure development is directed to those areas with the lowest risk of flooding.

**Statement of Community Involvement**

The Statement of Community Involvement sets out the processes to be used by the Local Authority in involving the community in the preparation, alteration and continuing review of all Local Development documents and Development Management decisions.

**Strategic Environmental Assessment (SEA)**

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic Flood Risk Assessment (SFRA)**

A SFRA should be carried out by the local planning authority to inform the preparation of its Local Plan, having regard to catchment-wide flooding issues which affect the area. Policies in Local Plans should set out requirements for site-specific Flood Risk Assessments (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the plan.

**Supplementary Planning Document (SPD)**

Document which add further detail to the policies in the Local Plan. They can be site specific or thematic, such as related to design. They are capable of being material considerations in planning decisions but are not part of the development plan.



## **Sustainability Appraisal**

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

## **Sustainable transport modes**

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

## **Town centre**

Area defined on the local authority's policies map, including the primary shopping area and areas predominately occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

## **The Plan**

Refers to Waverley's Local Plan, both Parts 1 and 2.

## **Use Classes Order**

The Town and Country Planning (Use Classes) Order 1987 puts use of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

## **Vernacular**

The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.

## **Washed over**

Villages within a designated green belt which are not subject to specific proposals to extend the village boundary for development.

## **Windfall Site**

Sites not specifically identified in the development plan.

## Appendix I

### Technical housing standards – Nationally Described Space Standard

The standard<sup>16</sup> requires that:

- a. *'The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 13 below;*
- b. *A dwelling with two or more bedspaces has at least one double (or twin) bedroom ;*
- c. *In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide;*
- d. *In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>;*
- e. *One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;*
- f. *Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area);*
- g. *Any other area that is solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any lower area lower than 900mm is not counted at all;*
- h. *A built-in wardrobe counts towards the Gross Internal Area and bedroom floor requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement;*
- i. *The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area'.*

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<sup>16</sup> Technical housing standards – Nationally Described Space Standards (March 2015 – updated 19 May 2016) by the Department for Communities and Local Government. Available at <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

Table 8: Minimum gross internal floor areas and storage (m<sup>2</sup>)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 story dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4
	8p	125	132	138	

\*Where a 1b1p has a shower instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.



## **Appendix II**

### **Housing Trajectory**

(to follow)

DRAFT

## Appendix III

### Explanation of Components of Housing Supply 1 April 2018

Parishes	Completions 13-18 A	Outstanding Permissions (including resolutions to permit)* B	Windfalls** C	Total Commitments (Completions, Permissions and Windfalls) (Total of A-C) D	Outstanding Dwellings on Sites Allocated Through LPP1 and the Farnham Neighbourhood Plan E	Outstanding Requirement on Sites to be Allocated in LPP2 or Neighbourhood Plans (I-D-E) F	Outstanding Dwellings on Sites Proposed to be Allocated Through LPP2 G	Projected Supply over the Plan Period H	Housing Requirement in ALH1 I
<b>Main settlements</b>									
Farnham	445	989	421	1855	584	341		2780	<b>2780</b>
Godalming	569	404	269	1242		278	327	1569	<b>1520</b>
Haslemere	155	258	225	638		352	352	990	<b>990</b>
Cranleigh	198	1169	129	1496	101	103		1700	<b>1700</b>
<b>Large Villages</b>									
Bramley	12	53		65		25		90	<b>90</b>
Elstead	14	88		102		58	62	164	<b>160</b>
Milford/Witley	21	43		64	180	236	255	499	<b>480</b>
Chiddingfold	8	13		21		109		130	<b>130</b>
<b>Small Villages</b>									
Alfold	11	74		85		40		125	<b>125</b>
Churt	7	6		13		2		15	<b>15</b>
Dunsfold		50		50		50		100	<b>100</b>
Ewhurst	5	21		26		74		100	<b>100</b>
Frensham	8	9		17		3		20	<b>20</b>
Tilford	2	18		20		0		20	<b>20</b>
Wonersh & Shamley Green	13	14		27		4		30	<b>30</b>
Other Villages	118	39		157		3		160	<b>160</b>
Village windfalls			350	350		0		350	<b>190</b>
<b>Dunsfold Aerodrome</b>		1800			800	1800		2600	<b>2600</b>
<b>Totals</b>	<b>1586</b>	<b>5048</b>	<b>1394</b>	<b>6228</b>	<b>1665</b>	<b>3477</b>	<b>996</b>	<b>11443</b>	<b>11210</b>

\* In accordance with the methodology used for LPP1 the Council has applied a 10% lapse rate to small permissions. Large site permissions have been assessed on an individual basis in accordance with the Troy Planning Land Supply and Housing Trajectory Contextual Note

\*\*The Draft Farnham Neighbourhood Plan Review (Reg 14) uses a different windfall methodology which projects 363 units will be delivered over the remainder of the plan period.

## Appendix IV

### Monitoring Framework

Policy	Indicator	Target	Data Sources
DM1: Environmental Implications of Development	The quality of air and water quality in the Borough. The status of designated environmental sites.	Air quality within AQMAs not exceeding legal limits No worsening of water quality No net loss of designated environmental sites.	Environmental Health air quality monitoring data of AQMAs Data on water quality from water companies. Monitoring of decisions/appeals within designated sites
DM2: Quality Places through Design	The quality of new development within the Borough. Noteworthy design of showcase level.	Refusal, and dismissal at appeal, of proposals which do not represent a high standard of design. Performance of developments against design audit criteria.	Monitoring of appeals. Design audit of new developments.
DM3: Safeguarding Amenity	Ensuring housing and outdoor amenity spaces are adequate for the needs of occupiers.	Refusal, and dismissal at appeal, of proposals which fail to comply with the NDSS or provide adequate external amenity space. Performance of developments against design audit criteria.	Monitoring of appeals. Design audit of new developments.
DM4: Public Realm	Ensuring development involving the creation of new or	Refusal, and dismissal at appeal, of proposals which fail to provide	Monitoring of appeals. Design Audit



<b>Policy</b>	<b>Indicator</b>	<b>Target</b>	<b>Data Sources</b>
	changes to existing public realm are of a high quality.	high quality public realm. Performance of developments against design audit criteria.	
DM5: Safer Places	Delivering design which promotes safety and security.	Refusal, and dismissal at appeal, of proposals which fail to promote safety and security. Performance of developments against design audit criteria.	Monitoring of appeals. Design Audit
DM6: Comprehensive Development	Adjacent development sites being developed in a coordinated way.	No specific target.	Monitoring of applications on proximate site allocations.
DM7: Accessibility and transport	New developments taking opportunities to promote safe, accessible, and sustainable transport routes and methods.	Refusal, and dismissal at appeal, of proposals which fail to promote safe, accessible, and sustainable transport routes and methods. Performance of developments against design audit criteria.	Monitoring of appeals. Design Audit
DM8: Trees, Woodland, Hedgerows and Landscaping	Waverley's trees, woodlands and hedgerows being retained and enhanced.	Refusal, and dismissal at appeal, of proposals which involve the loss of valued trees, hedgerows and woodland.	Monitoring of appeals. Design Audit
DM9: Planning Enforcement	Where breaches of planning control are identified, an appropriate and effective response being taken in a timely way.	Enforcement notices being upheld at appeal.	Data from enforcement on notices and enforcement orders.
DM10: Development	Development being	Refusal, and dismissal at appeal,	Monitoring of appeals.

<b>Policy</b>	<b>Indicator</b>	<b>Target</b>	<b>Data Sources</b>
within Settlement Boundaries	concentrated within settlement boundaries (and allocated sites) in accordance with the spatial strategy.	of inappropriate development on greenfield land outside settlement boundaries.	
DM11: Development in the Green Belt	Avoiding inappropriate development in the Green Belt	Refusal, and dismissal at appeal, of proposals for inappropriate development in the Green Belt	Monitoring of appeals.
DM12: Development in rural areas	Protection and enhancement of the beauty and character of rural areas through avoiding inappropriate forms of development.	Refusal, and dismissal at appeal, of proposals which fail to recognise the intrinsic character and beauty of the countryside.	Monitoring of appeals.
DM13: Dwellings for rural workers	Ensuring a sufficient supply of suitable accommodation for rural workers.	No specific target	Monitoring of appeals.
DM14: Haslemere Hillside	Protection of the wooded character of the Haslemere Hillside.	Refusal of applications, and dismissal at appeal, for proposals which would have an adverse impact on the Haslemere Hillside.	GIS queries Monitoring of appeals
DM15: Farnham/Aldershot Strategic Gap	Preservation of the strategic gap between Farnham and Aldershot.	Refusal of applications, and dismissal at appeal, for proposals which would erode the Strategic Gap.	GIS queries Monitoring of appeals
DM16: Local Green Space	No development within or affecting Local Green Spaces which would be inconsistent with DM18.	Refusal of applications, and dismissal at appeal, for proposals which would result in the loss or harm to Local Green Spaces.	GIS queries Monitoring of appeals
DM17: Development	Listed Buildings within the	Refusal of applications, and	Monitoring of appeals

<b>Policy</b>	<b>Indicator</b>	<b>Target</b>	<b>Data Sources</b>
Affecting Listed Buildings, and/or their Settings	Borough being preserved or enhanced.	dismissal at appeal, for proposals which would fail to preserve or enhance listed buildings and their settings.	Monitoring any loss of Listed Buildings.
DM18: Conservation Areas	The Character and Appearance of Conservation Areas being preserved and enhanced.	Refusal of applications, and dismissal at appeal, for proposals which fail to preserve or enhance Conservation Areas.	Conservation Area Appraisals Monitoring of appeals
DM19: Heritage at Risk	No increase in the number of heritage assets on the risk register.	Monitoring numbers of assets on Heritage at Risk and Buildings at Risk registers.	HE Heritage at Risk register Local Buildings at Risk Register
DM20: Non-designated Heritage Assets	Non-designated heritage assets being preserved.	Refusal of applications, and dismissal at appeal, for proposals which would result in the loss of non-designated heritage assets.	Monitoring of appeals
DM21: Historic Landscapes and Gardens	Historic Landscapes and Gardens being preserved and enhanced.	Refusal of applications, and dismissal at appeal, for proposals which would have a harmful impact on historic landscapes and gardens.	Monitoring of appeals
DM22: Archaeology	Archaeological assets being preserved and recorded.	Refusal of applications, and dismissal at appeal, for proposals which would result in the loss of archaeological assets.	Monitoring of appeals.
DM23: New Employment Sites	The supply of flexible new employment floorspace to meet demand.	Provision of sufficient employment floorspace to meet predicted demand in accordance with the	Commercial monitoring. Information from local commercial property

<b>Policy</b>	<b>Indicator</b>	<b>Target</b>	<b>Data Sources</b>
		evidence in the Employment Land Review.	agents.
DM24: Development within Town Centres	Proposals for development within town centres contributing to their vitality and viability.	Refusal of applications, and dismissal at appeal, for proposals which would undermine the vitality and viability of town centres.	Monitoring of appeals. Vacancy rates monitoring.
DM25: Access and Servicing	Provision of rear access and servicing where appropriate.	No specific targets.	N/A
DM26: Local Centres	No specific indicators	No specific targets.	N/A
DM27: Advertisements	Advertisements being of a high quality.	Refusal of applications, and dismissal at appeal, for advertisement proposals which are harmful to amenity or public safety.	Monitoring of appeals.
DM28: Telecommunications	Improvements to telecommunications coverage and broadband network speeds, without harm to valued landscapes.	Refusal of applications, and dismissal at appeal, for telecoms development which would have an unduly harmful impact on the AONB.	Any additional data available from Ofcom.
DM29: Filming	Support for responsible filming projects within the Borough.	No specific targets	N/A
DM30: Tourism, Hotels and Visitor Accommodation	Retention of existing, and provision of new visitor accommodation.	A net increase in visitor accommodation.	Commercial monitoring.
DM31: Downs Link - Guildford to Cranleigh Corridor	Protection and improvement of the Downs Link as a sustainable movement corridor.	Refusal of applications, and dismissal at appeal, for proposals which would prejudice the retention of the Downs Link.	Monitoring of appeals.
DM32: Access to the	Protection and enhancement	No specific targets.	Liaison with Surrey CC

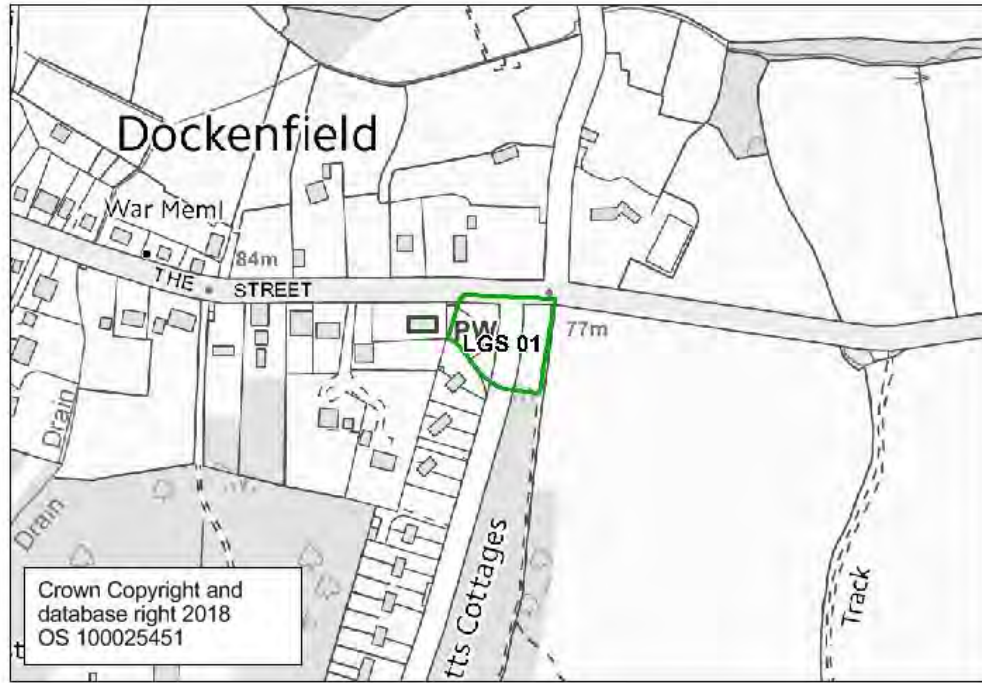


<b>Policy</b>	<b>Indicator</b>	<b>Target</b>	<b>Data Sources</b>
Countryside	of long distance rights of way within the Borough.		PROW / Surrey Countryside Access Forum.
DM33: Reuse of and alterations to large buildings	Ensuring no significant loss of housing stock through the amalgamation of dwellings, and supporting the appropriate subdivision of larger buildings.	Refusal of applications, and dismissal at appeal, for proposals which result in the net loss of 4 or more dwellings. Proposals for subdivision being a high quality	Housing monitoring data. Design audit
DM34: Self-build and Custom Housebuilding	Ensure sufficient supply of plots for self and custom builders.	Sufficient permissions for self-build plots granted to meet the demand on the register.	Self-build register and self-build permissions database (assuming this isn't

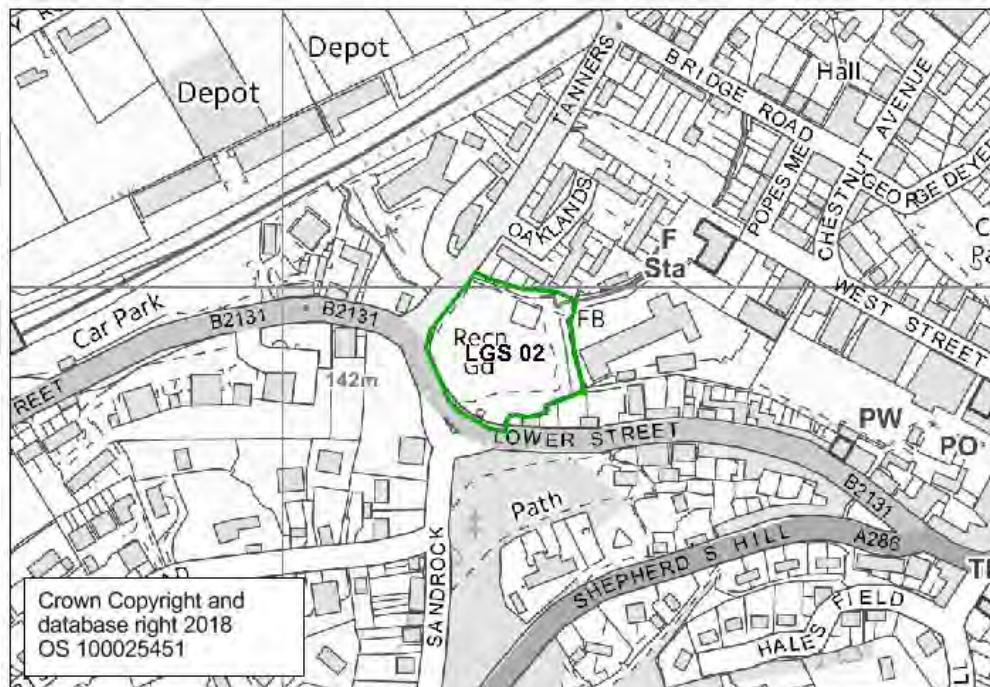
## Appendix V

### Local Green Spaces

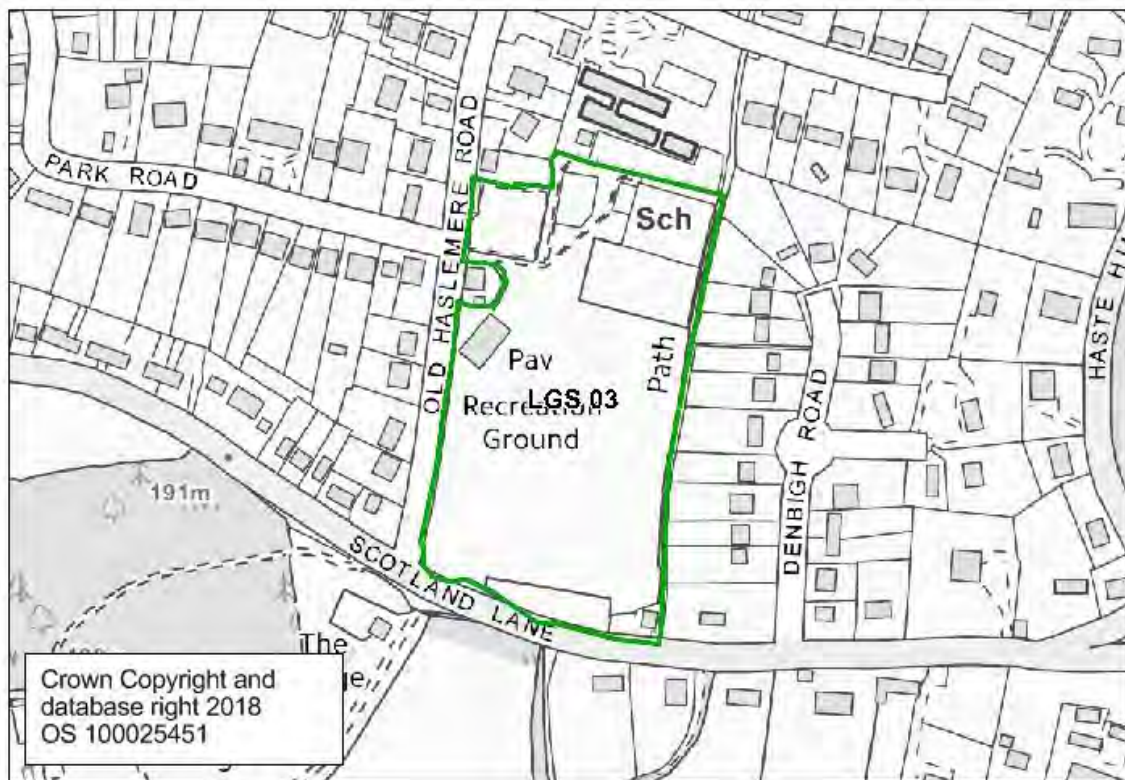
#### LGS 01 – Abbotts Cottage Play Area, Dockenfield



#### LGS 02 – Town Meadow, Haslemere



### LGS 03 – War Memorial Recreation Ground, Haslemere

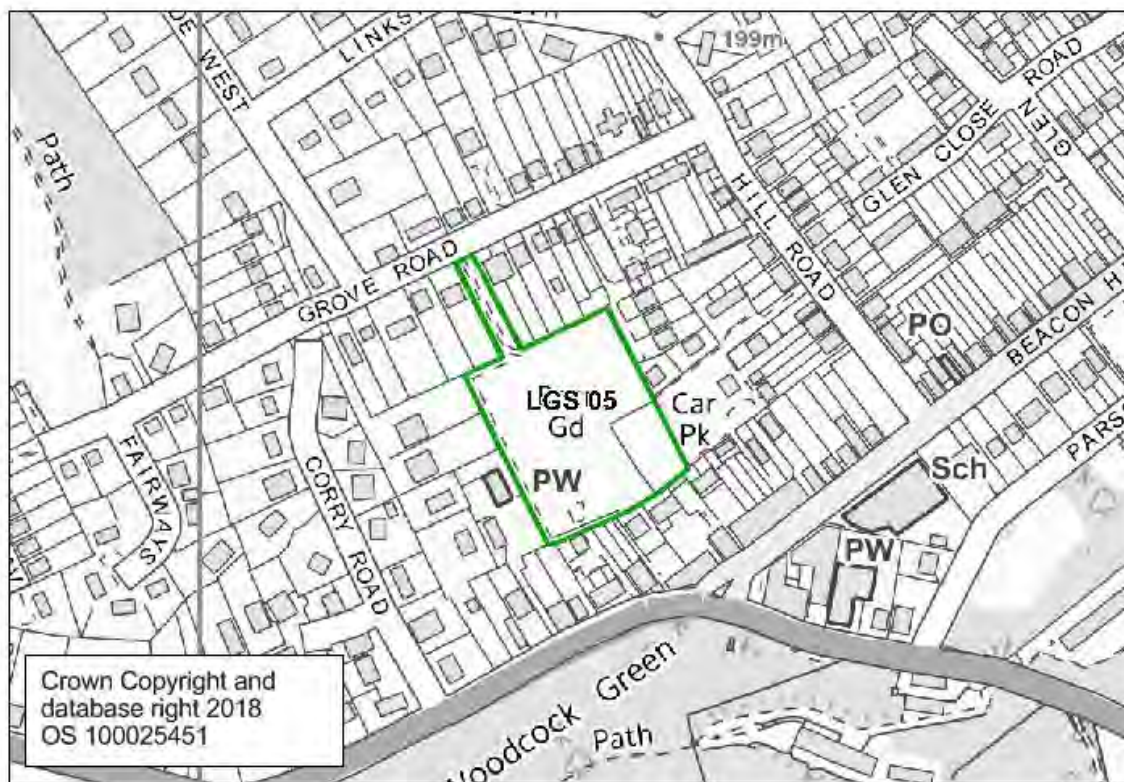


### LGS 04 – High Lane Recreation Ground, Haslemere

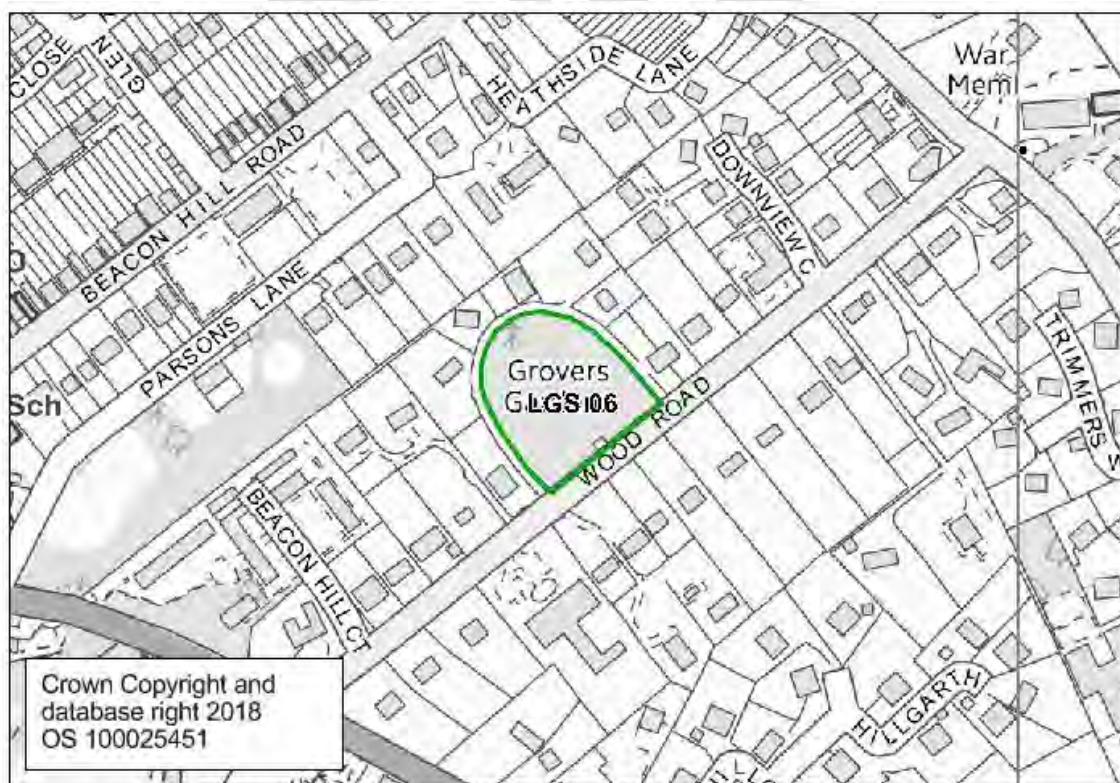




## LGS 05 – Beacon Hill Recreation Ground, Haslemere

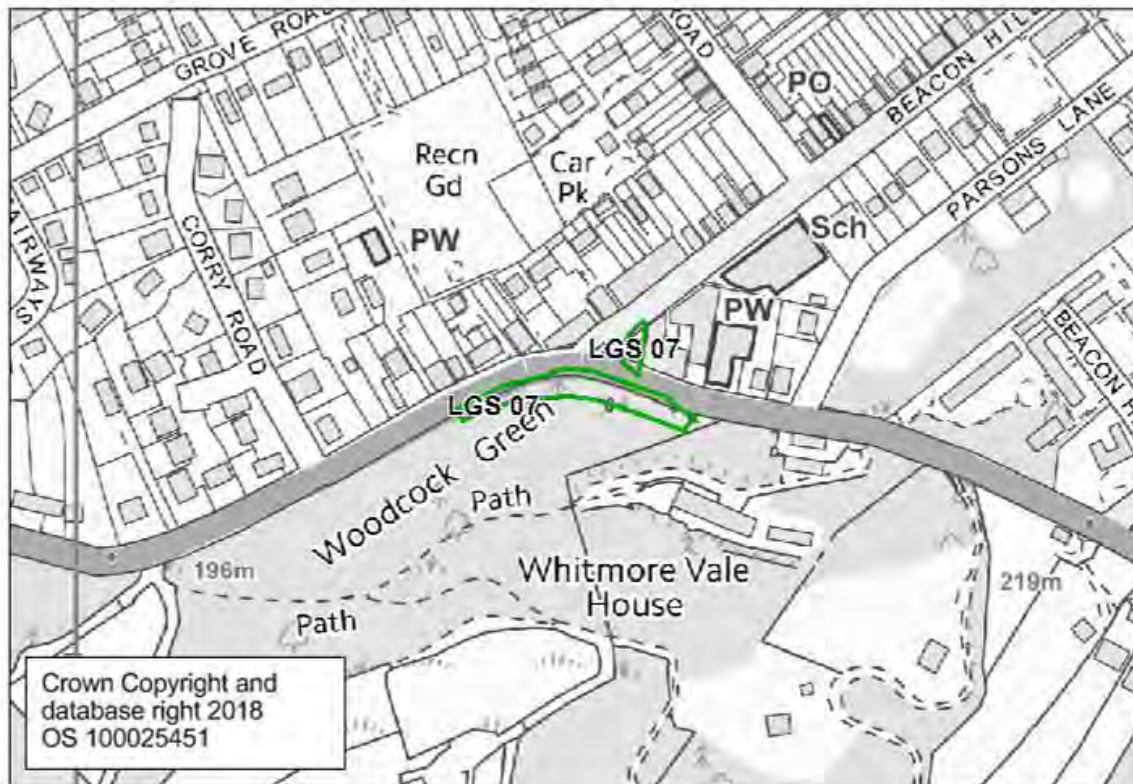


## LGS 06 – Grovers Gardens, Beacon Hill, Haslemere

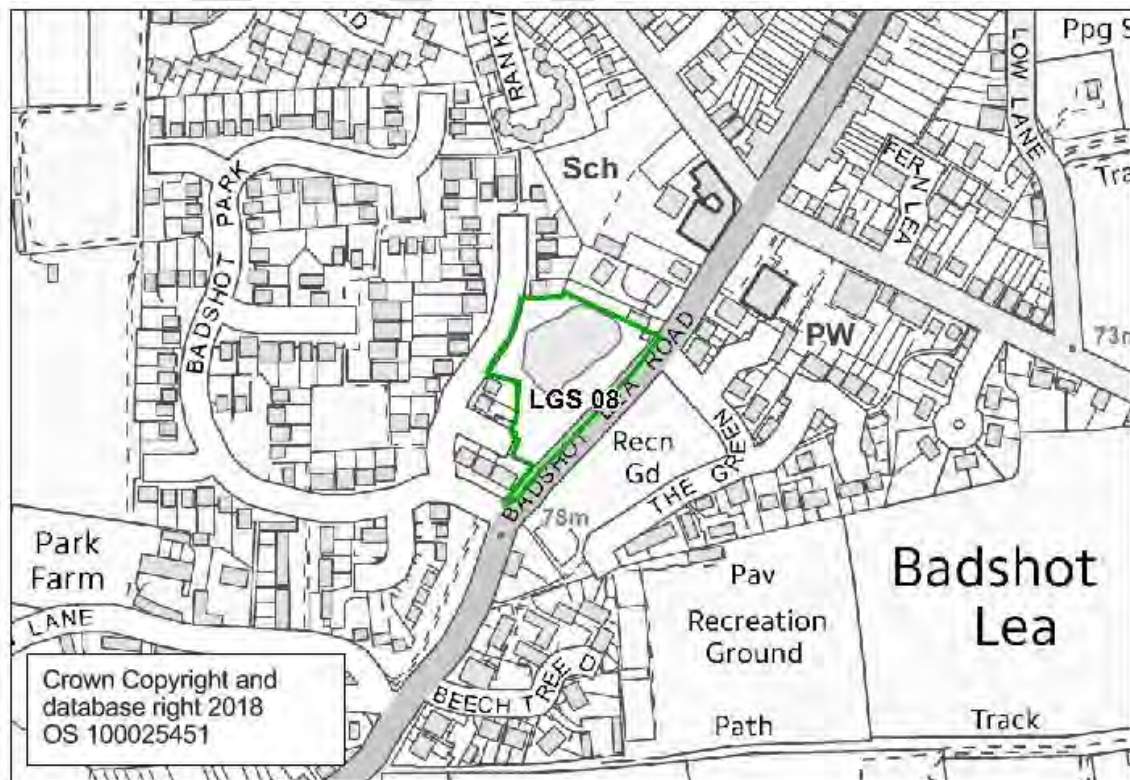




## LGS 07 - Woodcock Green, Beacon Hill, Haslemere



## LGS 08 – Badshot Lea Pond, Farnham





### LGS 09 – Battings Garden of Rest, Farnham



### LGS10 – Bourne Crossroads, Farnham

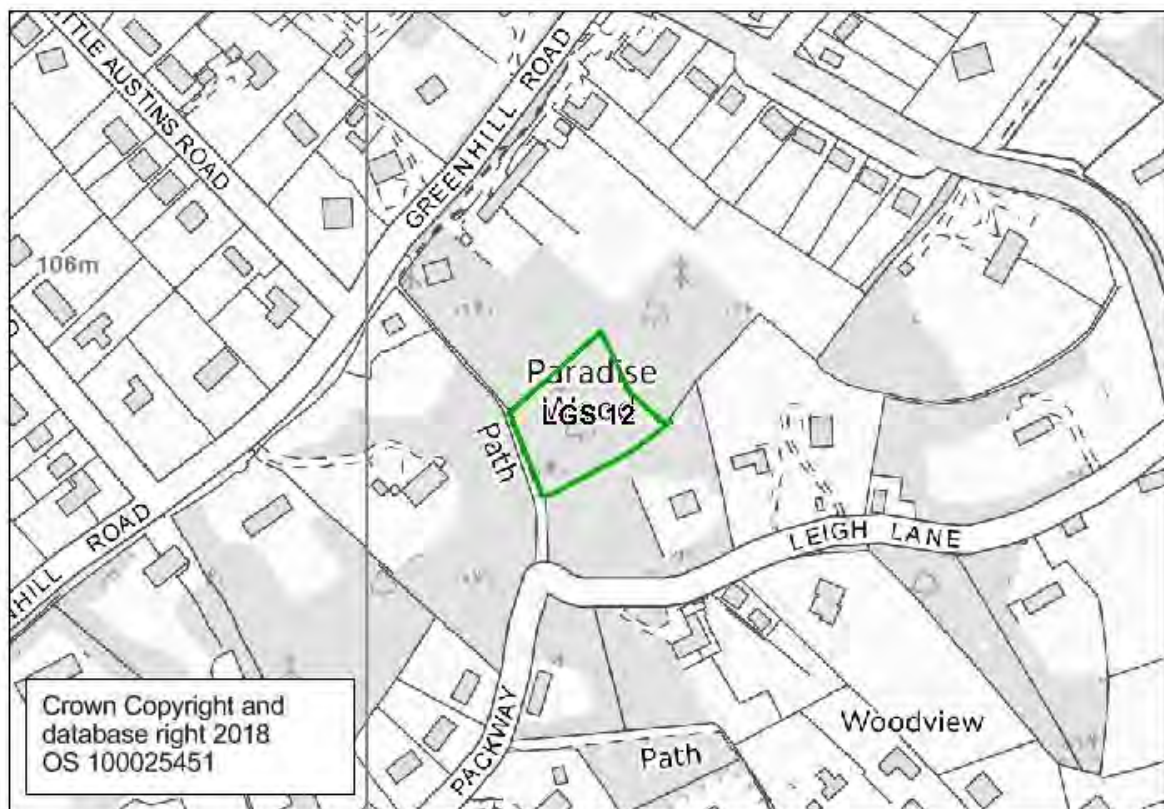




## LGS 11 – Middle Bourne Community Wildlife Garden, Farnham

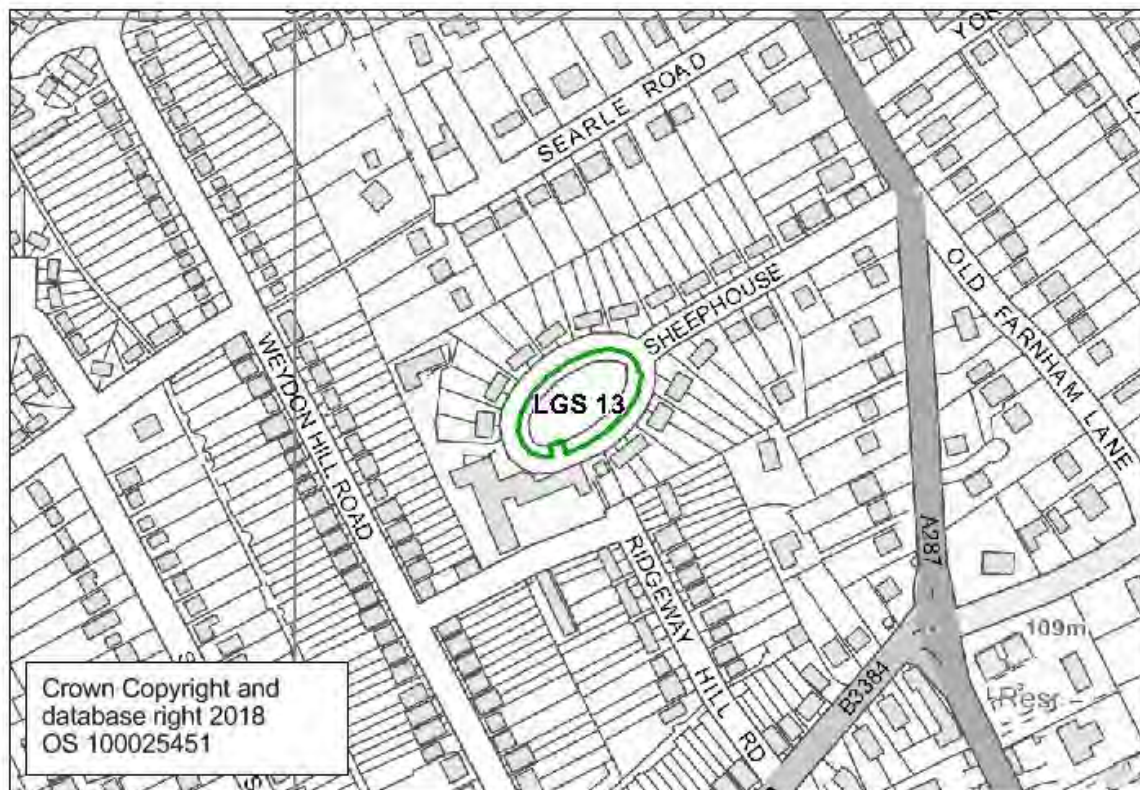


## LGS 12 – Paradise Woods, Farnham

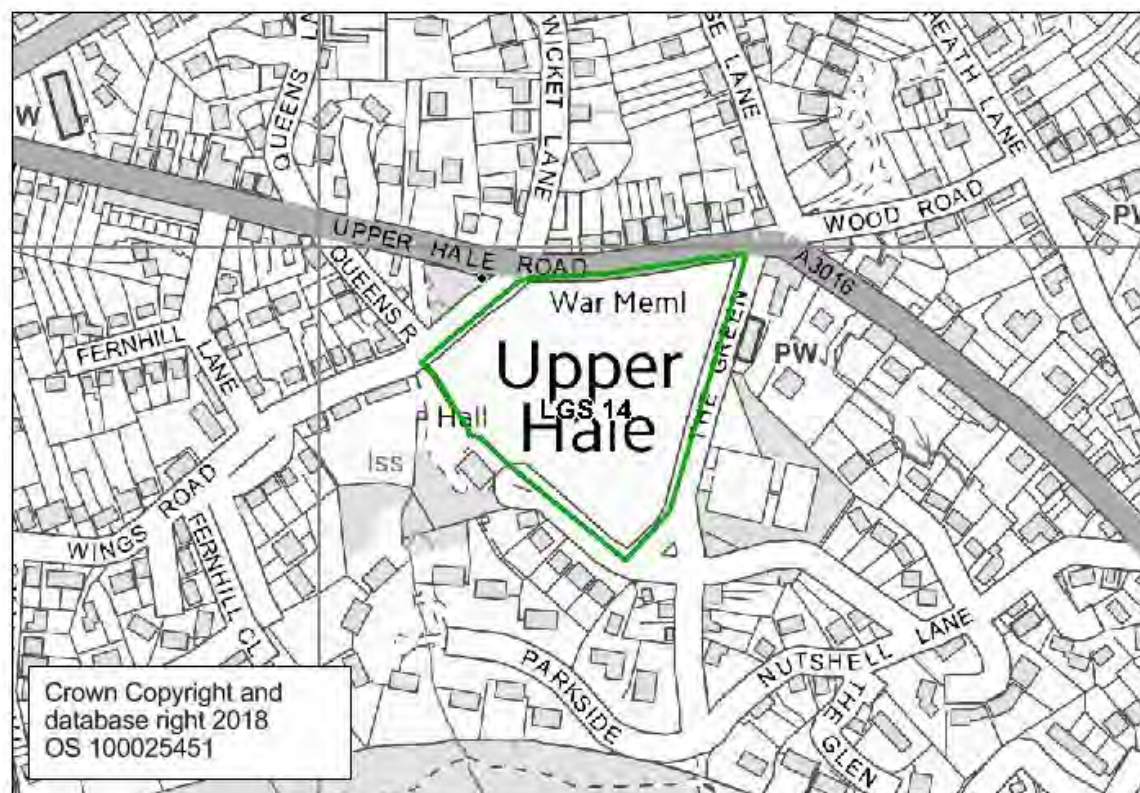




### LGS 13 – Sheephouse, Farnham



### LGS 14 – Hale Recreation Ground, Farnham

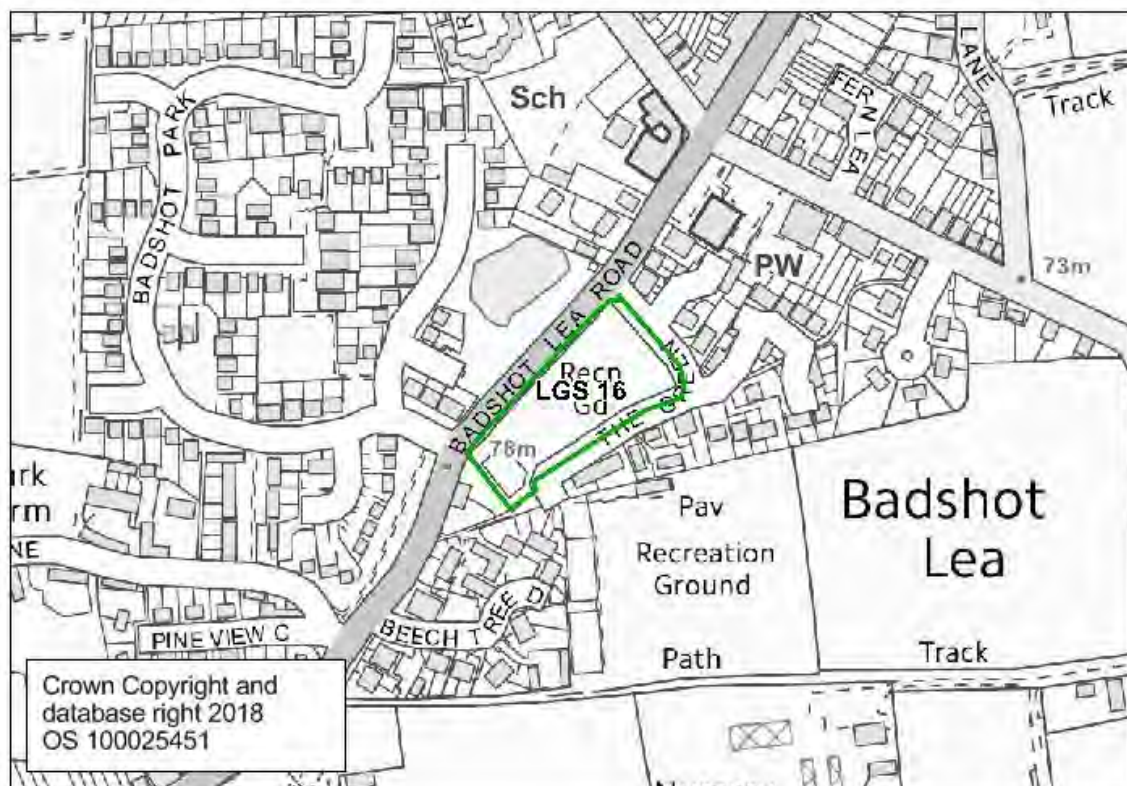




## LGS 15 – Heath End Recreation Ground, Farnham



## LGS 16 – The Green, Badshot Lea, Farnham





### LGS 13 – Morley Road, Recreation Ground, Farnham



### LGS 14 – Lower Bourne Recreation Ground, Farnham

