

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

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Chapter 1: Introduction

Introduction

- 1.1 Local Plan Part 2: Site Allocations and Development Management Policies¹ 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 should be consistent with Local Plan Part 1 and the National Planning Policy Framework (NPPF 2019). 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 which 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 relevant 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 relevant 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.

¹ 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 - 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 2018 – August 2020	Reviewing responses and developing pre-submission plan
November – December 2020	Six week 'Pre-submission' consultation on the Draft Plan
February 2021	Submission
November/December 2021	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, 995 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: General Policies, Location of Development, Protecting Places, Economic Prosperity, Housing Policies and Housing Sites. Within each chapter there are 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.

Evidence base

- 1.9 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 which can be found on the Council's [website](#).
- 1.10 Relevant national policy and guidance are contained within:
- National Planning Policy Framework (NPPF) (2019)
 - Planning Practice Guidance (PPG)
 - Planning Policy for Traveller Sites (PPTS) (2015)

Sustainability Appraisal

- 1.11 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. A SA must incorporate the requirements of the European Directive on Strategic Environmental Assessments (2001).
- 1.12 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.

Habitats Regulations Assessment

- 1.13 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).
- 1.14 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.
- 1.15 A HRA report on the proposed sites and policies has been produced to support the Pre-Submission Plan.

Equalities Impact Assessment

- 1.16 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 workers, and in particular the protected characteristic groups.

- 1.17 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

- 1.18 Whilst progressing through the process of producing Local Plan Part 2, it has been necessary to ensure compliance with the statutory Duty to Cooperate. 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.
- 1.19 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

- 1.20 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.
- 1.21 In Waverley, a number of parishes have approved Neighbourhood Plan Areas. These are presented in the table below.

Table 2: 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

- 1.22 The Farnham Neighbourhood Plan and Godalming and Farncombe Neighbourhood Plan have been ‘made’ i.e. adopted and form part of the Development Plan for the area. They are now used to help determine planning applications. The Witley Neighbourhood Plan has been the subject of an independent examination and the examiner’s report has been received with the recommendation that with modifications the neighbourhood plan can proceed to referendum. The Cranleigh Neighbourhood Plan is currently being independently examined.
- 1.23 Nine other Neighbourhood Plan Areas have been designated and most of these parish councils 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. Details on the progress of neighbourhood plans can be found on the Council’s [website](#).
- 1.24 Neighbourhood Plan policies can cover a variety of planning policy areas addressing issues at the local level. Some of the towns and parishes 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, towns and parishes have chosen to allocate sites for housing and other uses, to meet the strategic requirements of Local Plan Part 1. These parishes currently are Bramley, Chiddingfold, Cranleigh, Dunsfold, Elstead and Farnham.
- 1.25 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.
- 1.26 In some areas, sites are not being allocated in neighbourhood plans or Local Plan Part 2, as planning permissions and other commitments mean that the minimum allocation in Local Plan Part 1 has already been met.

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 neighbourhood plans and other chapters of this document will be taken into account in determining planning applications, along with other material considerations. In addition, the minerals and waste local plans produced by Surrey County Council also form part of the Development Plan and must also be considered.

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 diseases². 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 smoking³, greatly increasing the impact on human health. Relatively minor

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

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

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.

- 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 health⁴, further emphasising the importance of directing development away from higher risk areas.
- 2.5 In September 2019 the Council declared a Climate Emergency, which commits Waverley to regard climate change as a serious threat that requires urgent action to reduce carbon emissions and conserve biodiversity. Planning and new development has a role to play in the transition to a low-carbon society, engaging communities and enabling environmentally-friendly choices in everything from energy to transport.
- 2.6 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.
- 2.7 Where noise assessments are required, they should conform to the BS4142:2014 (or as updated) criteria with the aim of achieving -5dB LAeq compared to the background.
- 2.8 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, CC2, CC3 and CC4 seek to ensure development is located and designed to support sustainable development and to address climate issues, flood risk and pollution.

⁴ 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, while seeking opportunities to improve air and water quality where possible;
- c) Not cause harm or damage to existing environmental assets such as areas of
- d) ecological, geological, townscape, or landscape value, and maximise opportunities to enhance such assets;
- e) 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;
- f) 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;
- g) Avoid exacerbating the damage to the environment caused by the emission of greenhouse gases by seeking to minimise these;
- h) Avoid negative impacts upon biodiversity and maximise opportunities to deliver net gain in relation to ecological and geological assets through the design, structure and landscaping of the development;
- i) Where adverse environmental impacts are unavoidable, and the benefits of the development demonstrably outweigh the harm, ensure impacts are appropriately mitigated.

Local Plan Part 1 parent policies	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
Monitoring	Indicators: Refusal, and dismissal at appeal, of proposals which would have adverse environmental impacts and/or not provide

	appropriate mitigation for contaminated land. The air and water quality in the Borough. The status of designated environmental sites. Targets: Development does not create adverse environmental impacts. Appropriate mitigation is provided for contaminated land. Delivery of net gain through new development.
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Climate Change and Energy Efficiency

- 2.9 Policies CC1 and CC2 in Local Plan Part 1 seek to promote development which contributes to mitigating and adapting to the impacts of climate change, promote sustainable patterns of development and reduce the level of greenhouse gas emissions from new development. Policy CC2 seeks to ensure that all new development includes measures to minimise energy and water use through its design, layout, landscape and orientation.
- 2.10 Since the adoption of Local Plan Part 1, in June 2019 the UK Government committed to becoming carbon neutral by 2050 and in September 2019 Waverley Borough Council declared a Climate Emergency. The Council therefore considers that it is necessary to have a policy in Local Plan Part 2 which will ensure new dwellings built in the Borough are more energy efficient. A significant percentage of our carbon emissions come from our homes. In Waverley 35% of the Borough's carbon emissions come from domestic electricity, gas and other fuels⁵. Homes built today will remain part of the Borough's housing stock for many decades to come and it is therefore vital that new homes are built to be sustainable in order to reduce their contribution to carbon emissions. Additionally, it can be very costly to retrofit homes in order to make them more energy efficient.
- 2.11 The Government confirmed plans to wind down the Code for Sustainable Homes in March 2014 (in response to the Housing Standards Review) and in March 2015 it was confirmed through a written ministerial statement that changes to the 2008 Climate Change Act would mean local authorities in England could no longer require code level 3, 4, 5 or 6 as part of the conditions imposed on planning permissions. In 2019 the PPG on Climate Change was updated to confirm that within development plans, local planning authorities can set energy performance standards for new housing or the adaptation of buildings to provide dwellings, that are higher than the building regulations, up to the equivalent of Level 4 of the Code for Sustainable Homes (approximately 20% above the current Building Regulations).
- 2.12 If it is done right, designing and constructing homes to high standards of sustainability can reduce costs both for developers and occupants in the long term. There are many

⁵ Department for Business, Energy & Industrial Strategy (July 2020) - UK local authority and regional carbon dioxide emissions national statistics

ways in which the design of homes can reduce their carbon emissions, including, but not limited to:

- Insulation: the best use of insulation should ensure that heat losses during the winter are negligible and that the home remains cool in the summer. Insulation should be fitted to avoid thermal bridging (where there is a break in the insulation, less insulation or the insulation is penetrated by an element with a higher thermal conductivity) which can lead to unnecessary heat loss.
- Windows: excessive heat gains and losses can be offset by the use of high-performance double- or triple-glazed windows. Managing the level of glazing on different façades of the building can allow it to benefit from solar gains.
- Mechanical ventilation systems: Mechanical Ventilation and Heat Recovery (MVHR) systems have a high recovery efficiency. When used in combination with an airtight building fabric, they can replace unwanted carbon dioxide as well as moisture and odours with fresh air.

DM2: Energy Efficiency

To improve energy efficiency and reduce carbon emissions in the Borough:

- a) All development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.
- b) New dwellings and conversions which create new dwellings must achieve a reduction in carbon emissions of 20 per cent measured against the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L).
- c) Subject to compliance with other relevant policies, the Council will support proposals which seek to achieve a greater reduction in carbon emissions or zero carbon development.

Explanatory notes:

- The energy performance of new dwellings is assessed using the Standard Assessment Procedure (SAP) which assesses how much energy a dwelling will consume and how much carbon dioxide will be emitted based on standardised occupancy conditions. The SAP calculation is used to determine the Dwelling Emission Rate (DER) which can then be compared to the Target Emission Rate (TER) as set out in the Building Regulations.
- Using the SAP to generate a DER which can be compared to the Building Regulations TER is already required as part of the building control process.
- The final DER calculation cannot be undertaken until the dwelling has been constructed, therefore compliance with part a) of the policy will be required through a condition attached to the planning permission.

- It is recommended that a draft DER is calculated based on the plans and specifications for the new dwelling(s) prior to a planning application being submitted to ensure that the approved design and materials can achieve the 20% reduction in carbon emissions against the TER set out in the Building Regulations

Local Plan Part 1 parent policies	CC1: Climate Change CC2: Sustainable Construction and Design
Monitoring	Indicators: Dwelling Emission Rate (DER) of new dwellings and conversions which create new dwellings. Targets: All new dwellings achieve, as a minimum, a 20% reduction in carbon emissions against the TER set out in Part L of the Building Regulations.

Water Supply and Wastewater

- 2.13 It is important that there is sufficient water and wastewater infrastructure to support new development. Developers are therefore encouraged to contact the relevant water and waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and waste water network reinforcement requirements.
- 2.14 If concerns arise from a relevant infrastructure provider during a planning application about the capacity of wastewater infrastructure, an applicant will be asked to provide the Council with information about how the proposed development will be drained and wastewater will be dealt with without a negative impact on existing residents and users.
- 2.15 Local Plan Part 1 Policy ICS1 sets out the Council's strategic approach to ensuring that new and improved infrastructure is provided in a timely and sustainable manner to support the level of development identified in the Spatial Strategy. The Council will also continue to update its Infrastructure Delivery Plan to ensure the required infrastructure is identified. Policy DM3 will support Policy ICS1 to ensure that the water supply to and wastewater from developments does not have a negative impact on existing residents and users.

DM3: Water Supply and Wastewater Infrastructure

Where it is identified that a proposed development will result in the need for upgrade to off-site water and wastewater infrastructure the Council will, where appropriate, apply phasing conditions to any approval of planning permission to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.

Local Plan Part 1 parent policies	ICS1: Infrastructure and Community Services
Monitoring	Indicators: Appropriate phasing conditions applied where the need for upgrades to off-site water and wastewater infrastructure is identified. Targets: No specific targets.

Design

- 2.16 The NPPF in conjunction with the National Design Guide, 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.
- 2.17 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.
- 2.18 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. The NPPF also stresses the importance of making effective use of land. This includes giving substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. In terms of sustainable development this is particularly relevant where a site is well related to public transport nodes.
- 2.19 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.
- 2.20 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.
- 2.21 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

- 2.22 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.
- 2.23 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.
- 2.24 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. Good design should also look to seamlessly integrate sustainability measures such as high quality walking and cycling routes, permeable surfacing, and SuDS in recognition of how such measures can have a range of benefits in relation to creating healthy and attractive places.
- 2.25 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.
- 2.26 Policy DM4 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.

DM4: 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, sustainable 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.

Design Review arrangements should be made for significant schemes as agreed with the Local Planning Authority at the earliest opportunity in the planning process.

Local Plan Part 1 parent policies	TD1: Townscape and Design
Other documents or guidance	Residential Extensions SPD (2010) Neighbourhood Development Plans Town and Village Design Statements Relevant Conservation Area Appraisals (CAA) Surrey Design Guide (2002) The National Design Guide
Monitoring	Indicators: Refusal, and dismissal at appeal, of proposals which do not represent a high standard of design. Performance of developments against design audit criteria. Outcome of Design Reviews. Targets: Development in the Borough is of high quality design and incorporates the principles set out in the policy. Design Reviews are carried out for significant schemes. Noteworthy design of showcase level.

Safeguarding Amenity

- 2.27 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.
- 2.28 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).
- 2.29 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.
- 2.30 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.

- 2.31 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).
- 2.32 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.
- 2.33 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.
- 2.34 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 and quality of communal space being provided in recent developments, the Council assessed the provision of external 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 DM5 sets out the Council's minimum requirement.

DM5: 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 I.
 - b) Provide an area of external amenity space for each dwelling, that is:
 - i. Private
 - ii. Useable
 - iii. Secure and defensible
 - iv. Appropriately located
 - c) Where communal amenity space is provided instead of private gardens, 20 square metres per dwelling should normally be provided. Where if dwellings are provided with private balconies, 15 square metres of communal amenity space per dwelling should normally be provided.

Explanatory notes:

- A private outdoor amenity 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 that private or semi-private space for residents is still provided. Areas such as roof terraces and internal courtyards can contribute to communal space provision.

Local Plan Part 1 parent policies	TD1: Townscape and Design AHN3: Housing Types and Size LRC1: Leisure and Recreation Facilities
Monitoring	Indicator: Comparison of new dwellings against the Nationally Described Space Standards. Size and suitability of external amenity space provided for new dwellings. Performance of developments against design audit criteria. Targets: All new dwellings meet, as a minimum, the Nationally Described Space Standards. All new dwellings have appropriate external amenity space. Development does not cause harm to the amenity of future and existing occupants.

Public Realm

- 2.35 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.
- 2.36 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.
- 2.37 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 to 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.

- 2.38 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.
- 2.39 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.

DM6: 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, historic character, and quality of materials in the surrounding area;
- c) Include landscaping treatment that is suitable for its location, and contributes to local green infrastructure, the appearance of the area and ease of movement through the space (including providing wildlife corridors);
- 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.

Local Plan Part 1 parent policies	TD1: Townscape and Design
Monitoring	Indicator: Refusal, and dismissal at appeal, of proposals which fail to

	provide high quality public realm. Performance of developments against design audit criteria. Targets: Developments involving the creation of new or changes to existing public realm are of a high quality.
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Safer Places

- 2.40 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 wildlife.

DM7: 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.

Local Plan Part 1 parent policies	TD1: Townscape and Design
Monitoring	Indicator: Refusal, and dismissal at appeal, of proposals which fail to promote safety and security. Performance of developments against design audit criteria. Targets: Delivery of developments which are designed to promote safety and security.

Comprehensive Development

- 2.41 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 development which create pockets of isolated, inward-looking developments should be avoided.

2.42 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.

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

DM8: 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.

Explanatory notes:

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

Local Plan Part 1 parent policies	TD1: Townscape and Design
Other documents or guidance	Surrey Design Guide (2002)
Monitoring	Indicator:

	Provision of masterplans for proximate development sites. Target: Adjacent development sites are developed and delivered in a coordinated way.
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Transport

- 2.44 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 (LT3). 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).
- 2.45 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.
- 2.46 Improving the quality of new development and achieving high design standards is a priority for Local Plan Part 1, and is supported by Policies DM1-11 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 and 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. In January 2018 Surrey County Council updated its 2012 guidance 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 and car clubs and provide further guidance on 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 Infrastructure Delivery Plan (IDP) schedule. In order to deliver sustainable development, the layout and design of developments and highways improvements should follow a sustainable transport hierarchy, prioritising the needs of pedestrians and cyclists. Consideration should also be given to the use of permeable surfacing where appropriate, alongside measures to minimise the potential for pollution from roads entering rivers or watercourses.

DM9: 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 and make appropriate provision of electric vehicle charging points..
- f) Where appropriate, retain and enhance public transport infrastructure, service and interchange facilities.

Explanatory notes:

- For the purposes of this policy, the appropriate provision of electric vehicle charging points is the requirement as set out in the Surrey County Council Vehicular and Cycle Parking Guidance (January 2018) or as set out in any subsequent policy or guidance on this matter.

Local Plan Part 1 parent policies	ST1: Sustainable Transport
Monitoring	Indicator: 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. Targets: New developments take opportunities to promote safe, accessible, and sustainable transport routes and methods.

2.49 One of the policies in the Waverley Borough Local Plan 2002, which was retained pending the adoption of Local Plan Part 2 is Policy M19, which relates to highway improvements on the A31 Farnham By-Pass. Given the renewed interest in pursuing the highway improvements on the A31 at Hickley's Corner, The Council has decided to include the same policy in Local Plan Part 2.

DM10: A31 Farnham By-Pass Improvements

In considering the design and location of any new development, the Council will, on behalf of the County Council, continue to take account of the proposed major highway improvements at Hickley's Corner on the A31 Farnham By-Pass.

Local Plan Part 1 parent policies	ST1: Sustainable Transport
Monitoring	Indicator: Decisions take account of the proposed major highway improvements at Hickley's Corner. Targets: No specific targets.

Trees and Landscape

2.50 The impact on important trees, groups of trees and hedgerows should be considered in formulating development proposals.

2.51 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.

- 2.52 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.
- 2.53 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.

DM11: 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) provide suitable, preferably native, species for planting and the creation of wildlife habitats, refugees and connectivity; and
- e) 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.

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.

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.
- In some cases, due to the specific conditions of a site, native species will not be the most appropriate for planting. In these cases, the Council will work with applicants to ensure the most appropriate species is used.
- Wholly exceptional 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.

Local Plan Part 1 parent policies	NE1: Biological and Geological Conservation NE2: Green and Blue Infrastructure
Other documents or guidance	Waverley Borough Council Tree Guidelines (March 2012)
Monitoring	Indicator: Refusal, and dismissal at appeal, of proposals which involve the loss of valued trees, hedgerows and woodland. Targets: Waverley's trees, woodlands and hedgerows being retained and enhanced.

Planning Enforcement

2.54 The NPPF states that 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 DM12 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.

DM12: 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

Other documents or guidance	Local Planning Enforcement Plan 2013 and subsequent versions
Monitoring	Indicator: Enforcement notices being upheld at appeal. Targets: Where breaches of planning control are identified, an appropriate and effective response is taken in a timely way.

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 neighbourhood plans and other chapters of this document will be taken into account in determining planning applications, along with other material considerations. In addition, the minerals and waste local plans produced by Surrey County Council also form part of the Development Plan and must also be considered.

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 and ST1 of Local Plan Part 1 and DM15 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 DM14.

DM13: 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 with other policies in the Development Plan.

Local Plan Part 1 parent policies	SP2: Spatial Strategy RE2: Green Belt
Monitoring	Indicator: Refusal, and dismissal at appeal, of inappropriate development on greenfield land outside settlement boundaries. Target: Development being concentrated within settlement boundaries (and allocated sites) in accordance with the spatial strategy.

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 and Chiddingfold)
- Villages in the Green Belt
- Villages in the Countryside beyond the Green Belt

Settlement Boundaries

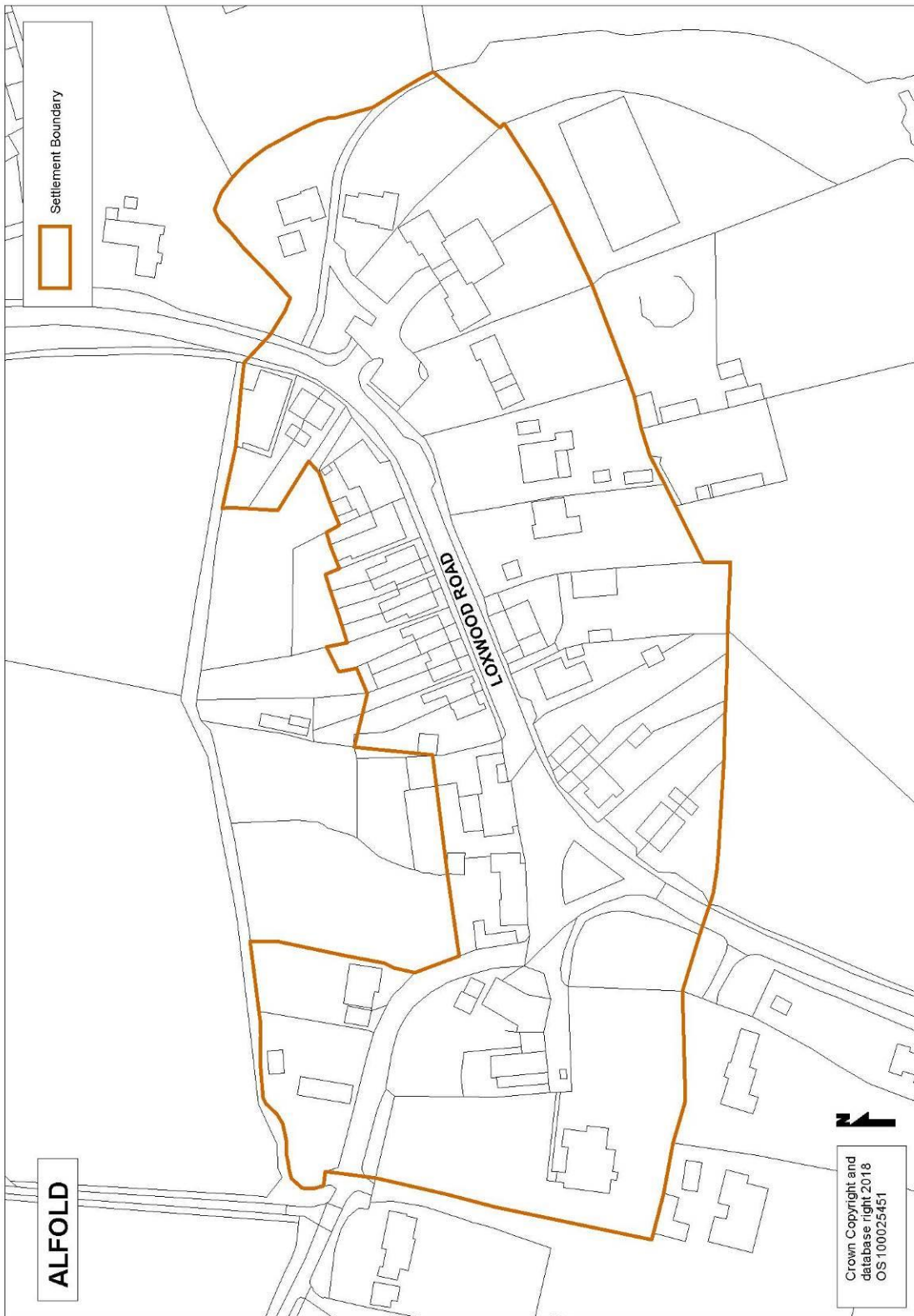
- 3.3 Settlement boundaries identify the area in which development is likely to be considered acceptable. These boundaries will reflect the extent of the main built up area, planning permissions and site allocations.
- 3.4 As part of Local Plan Part 2 the existing rural settlement boundaries were reviewed and boundaries for three of the main settlements have been established (Farnham's Neighbourhood Plan specifies the built up area boundary for that town)⁶.
- 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

⁶ For the methodology of the settlement boundaries review, please see the Settlement Boundaries Topic Paper.

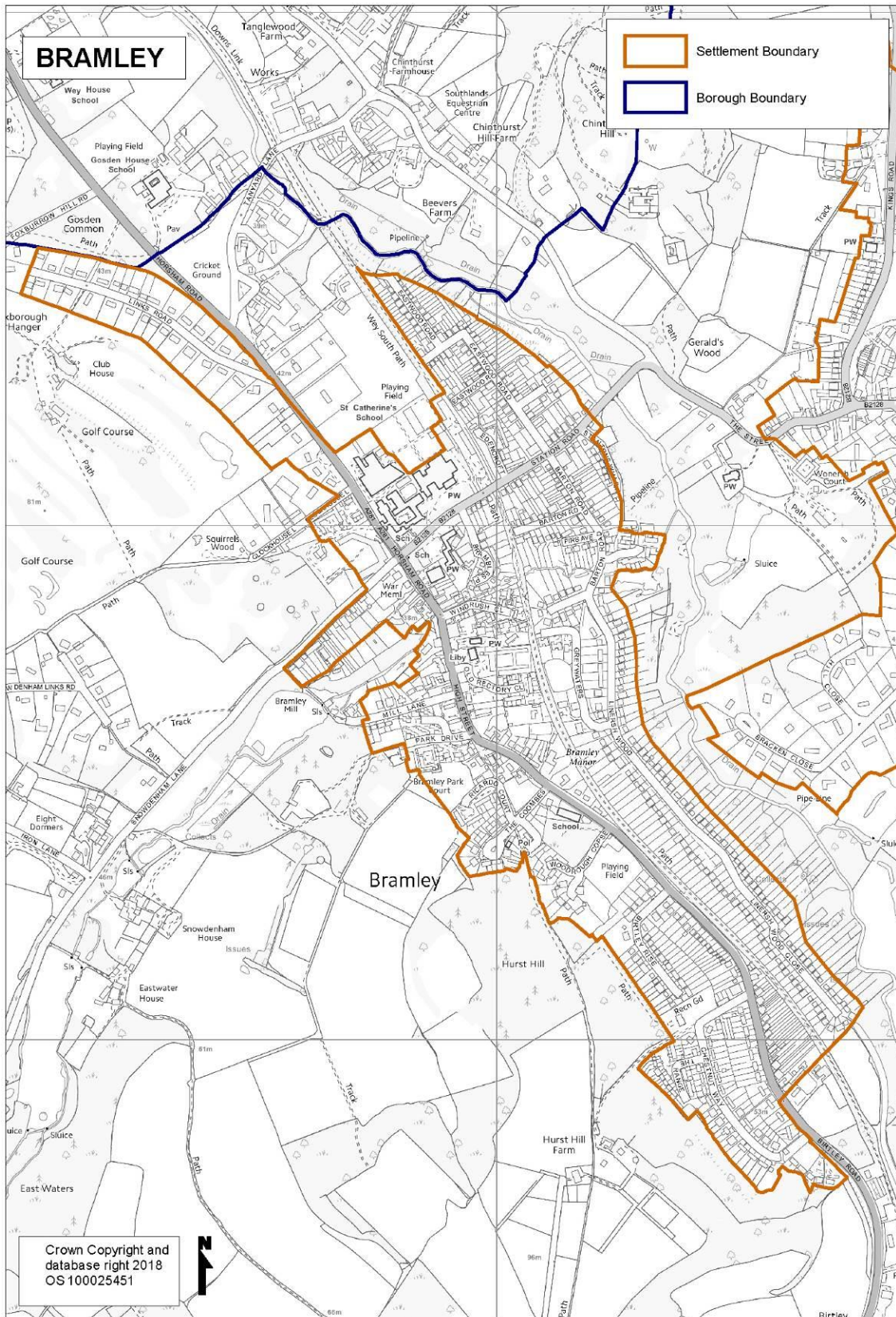
Plan Part 2 are factual updates only. The Parish or Town Council may then decide to review the boundary as part of the Neighbourhood Plan to include further factual updates and site allocations.

- 3.7 The 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 be accommodating some growth requiring removal of additional land from the Green Belt on the edge of the villages, either through this Plan or through the relevant Neighbourhood Plan. As it stands Local Plan Part 2 will identify the Green Belt boundary changes in the parish of Witley, which includes Milford. In Chiddingfold and Elstead these changes will be made through the relevant Neighbourhood Plans.
- 3.8 The NPPF sets out that strategic policies should establish the need for any changes to the Green Belt, and that detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans. It also makes clear that changes to Green Belt boundaries should only be made in exceptional circumstances where fully evidenced and justified. The adopted Local Plan Part 1 made some changes to the Green Belt, as detailed in Policy RE2. This included insetting the existing settlement boundaries for the villages of Chiddingfold, Elstead, Milford and Witley from the Green Belt. The Plan also identifies the need for further Green Belt boundary changes to be made around these villages through Local Plan Part 2. This was in recognition of the fact that there was not scope to accommodate the planned growth in these villages without some further adjustment to the respective Green Belt boundaries. It was following the adoption of Local Plan Part 1 that the NPPF was changed to allow Neighbourhood Plans to make changes to Green Belt boundaries where the need had been identified in a strategic Plan, such as Local Plan Part 1.
- 3.9 Given that Green Belt boundary changes in Chiddingfold and Elstead are being made through the respective Neighbourhood Plans, this Plan only identifies the Green Belt boundary changes required to accommodate planned growth in the parish of Witley. In relation to this the changes to the Green Belt and settlement boundaries for Milford and Witley, set out in this section, are those required specifically to accommodate the housing allocations for the parish of Witley, set out in Chapter 7: Housing Sites.
- 3.10 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.

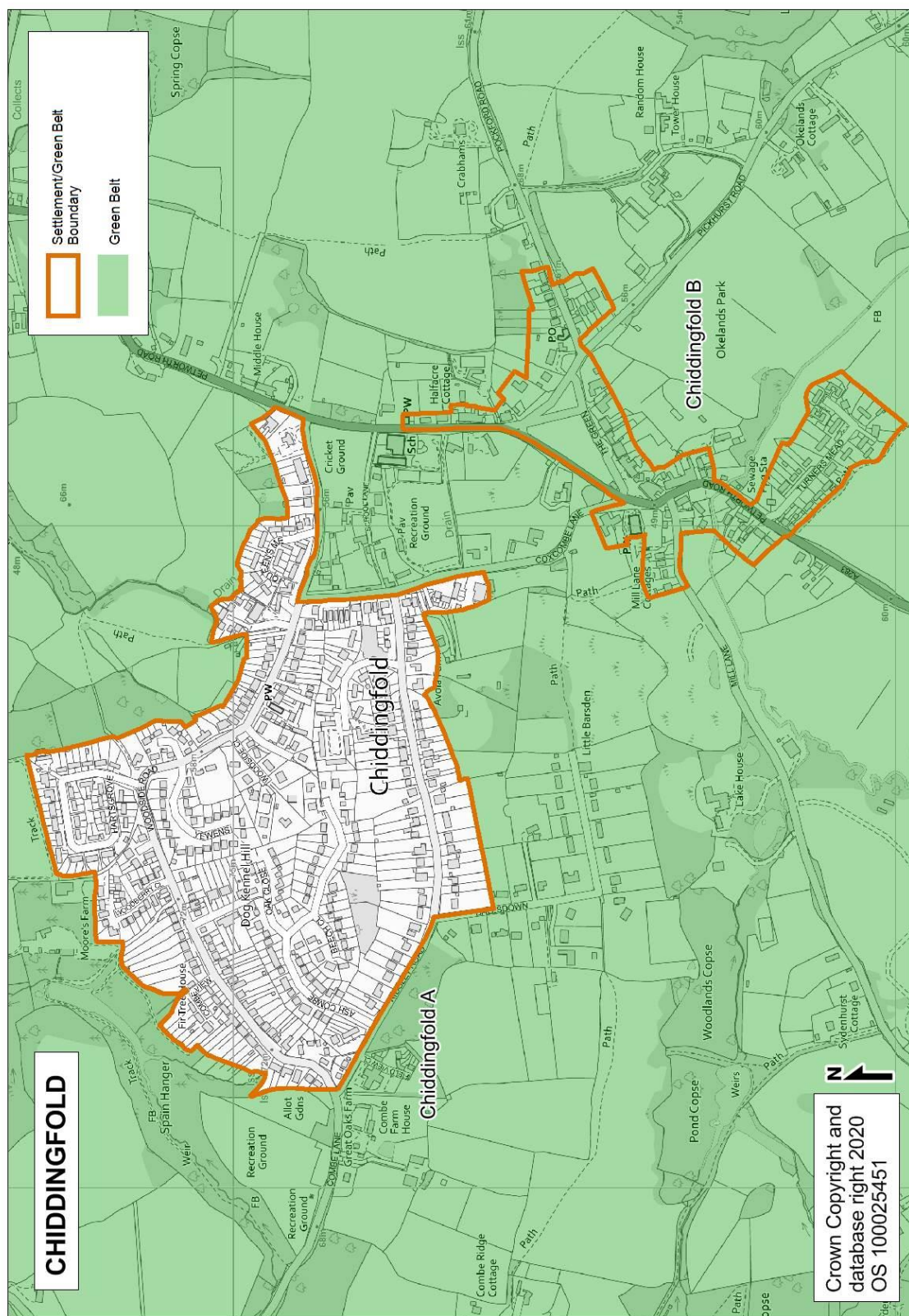
Map 1 Alfold



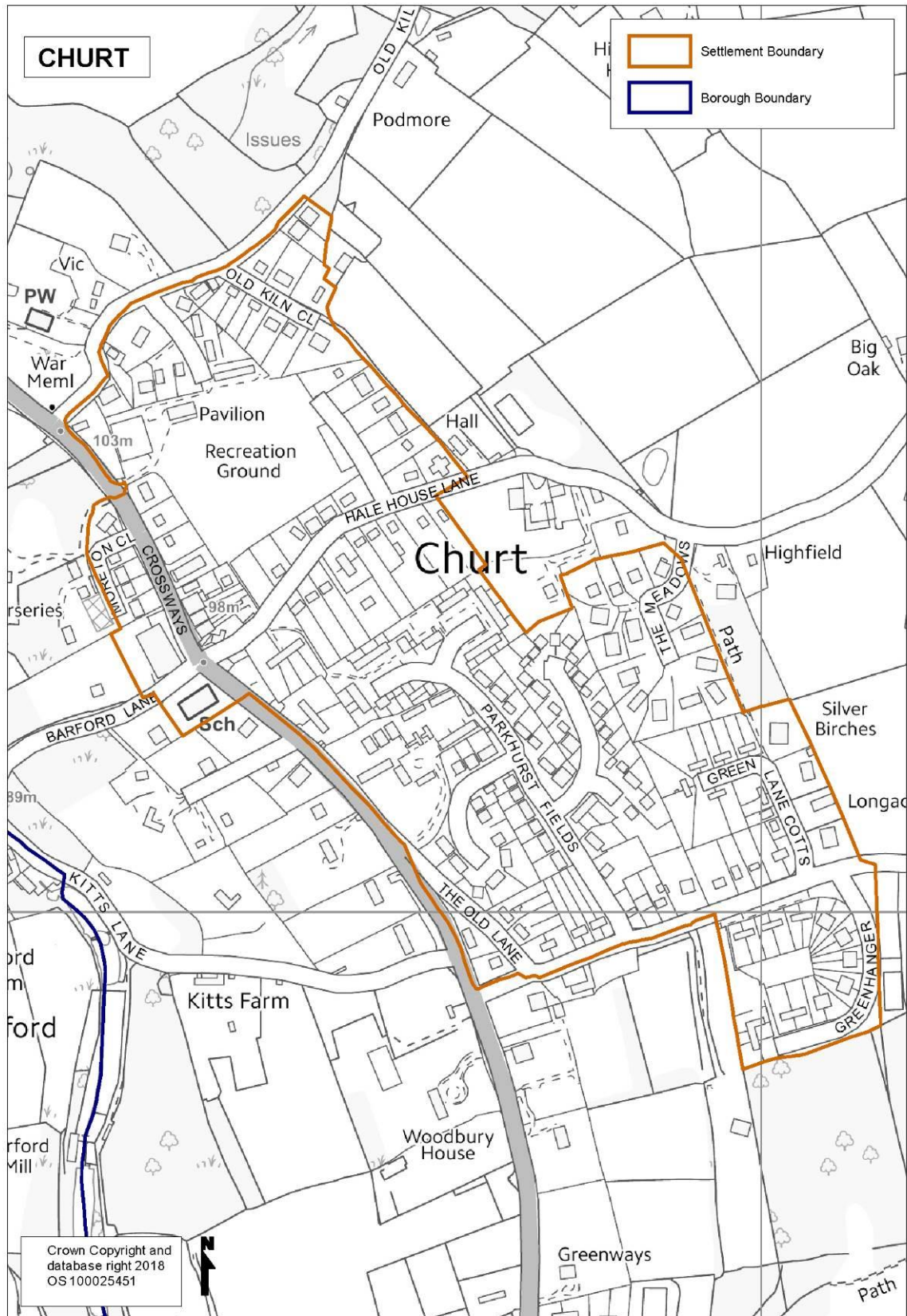
Map 3 Bramley



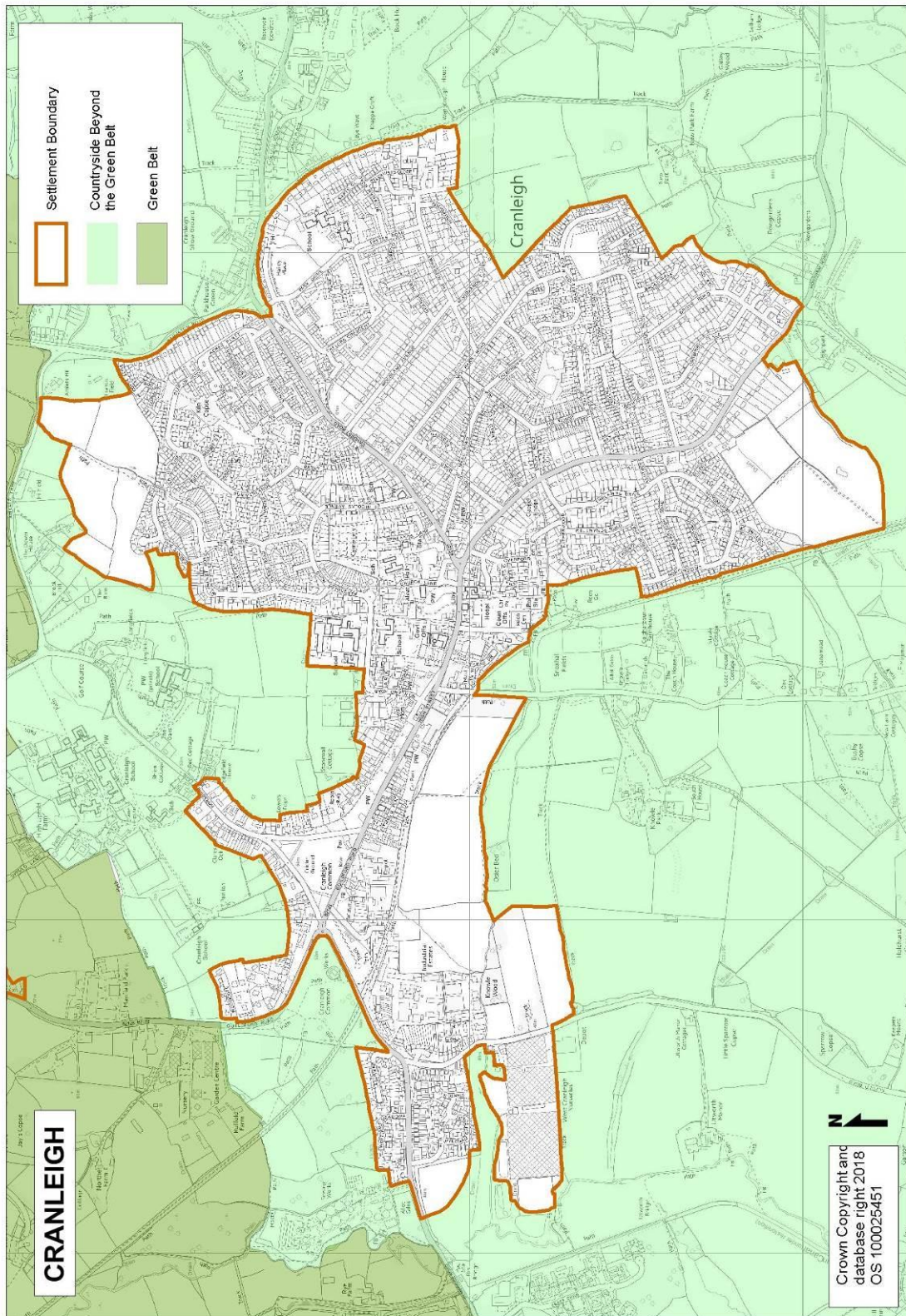
Map 4 Chiddingfold



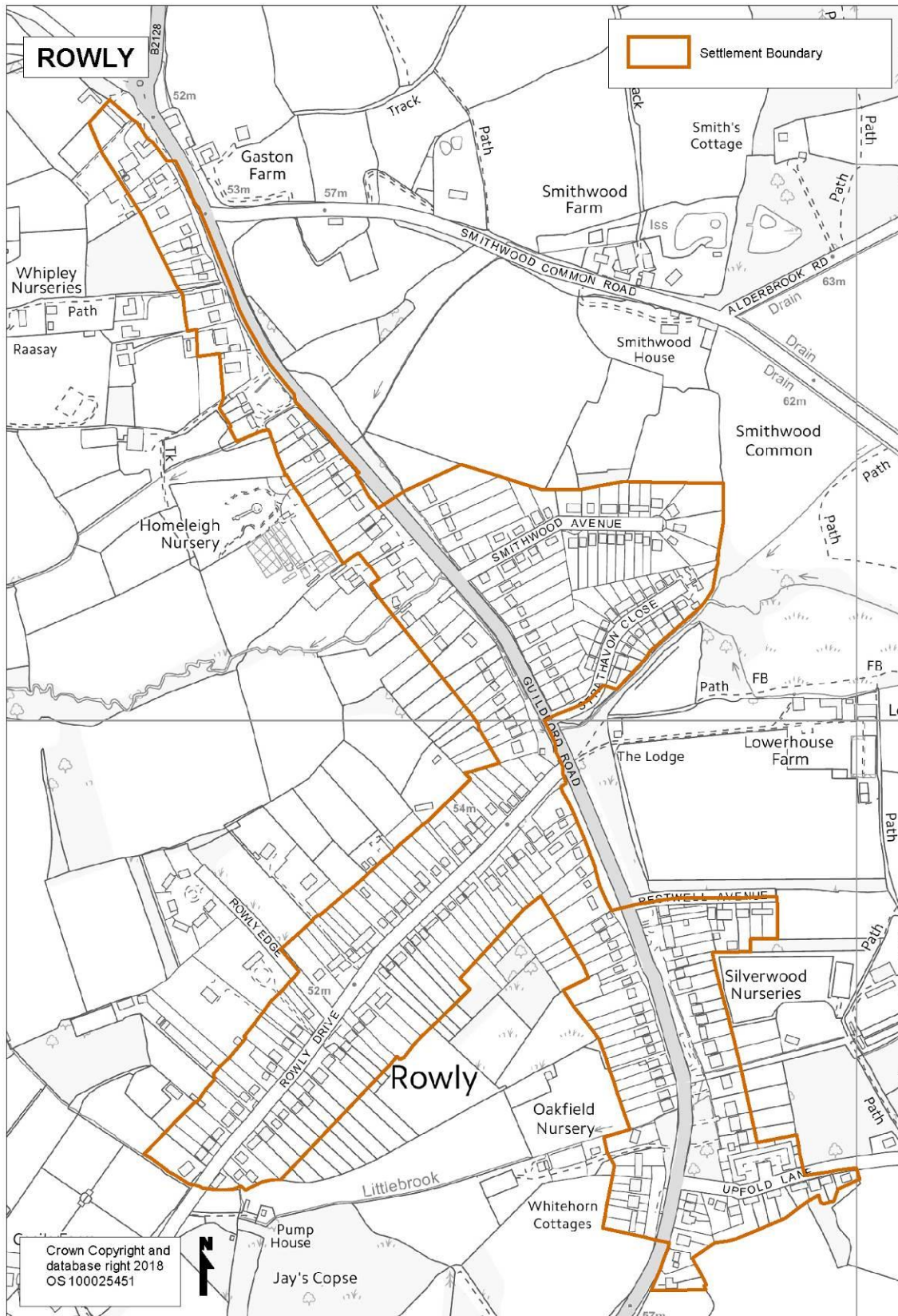
Map 5 Churt



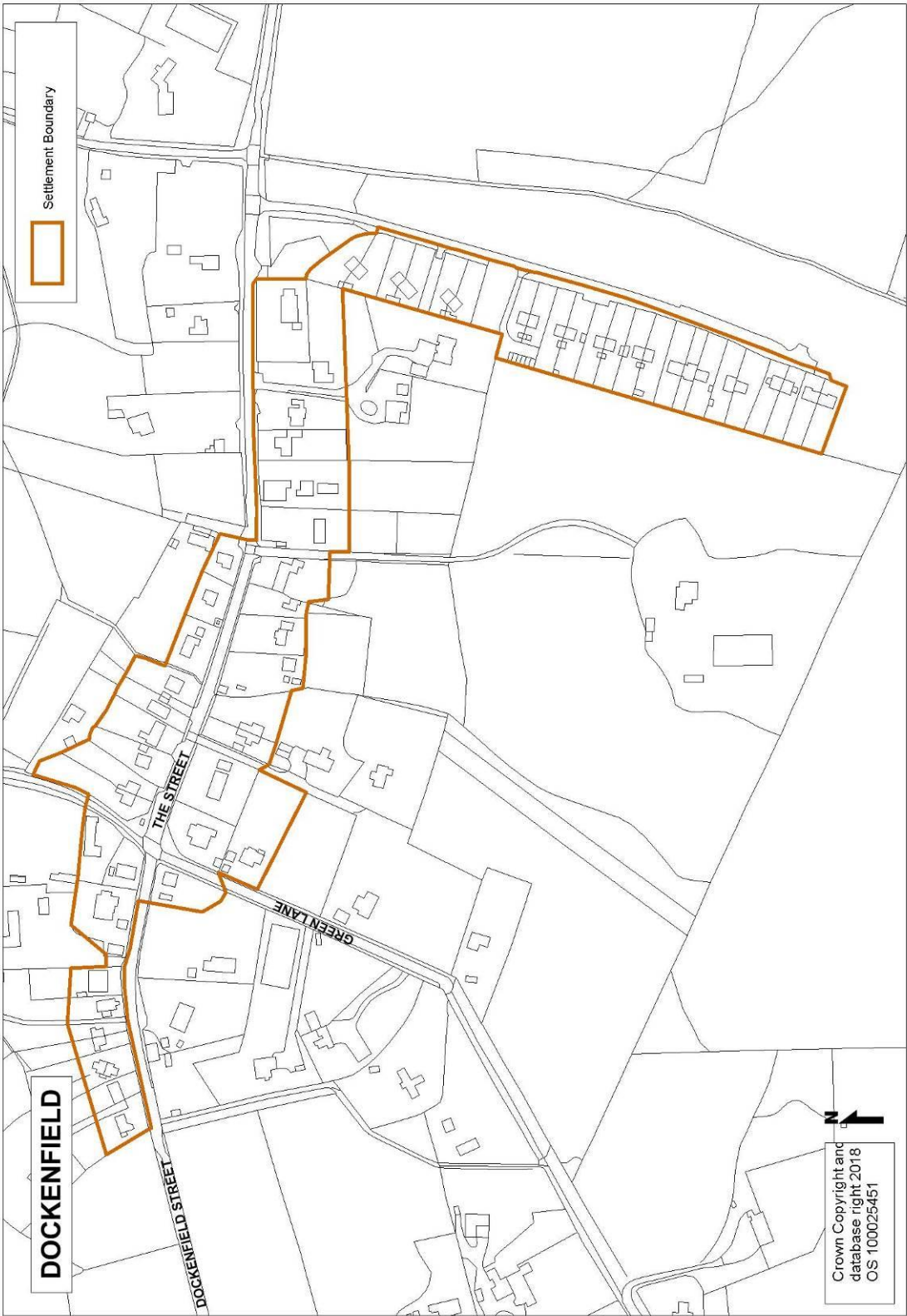
Map 6 Cranleigh



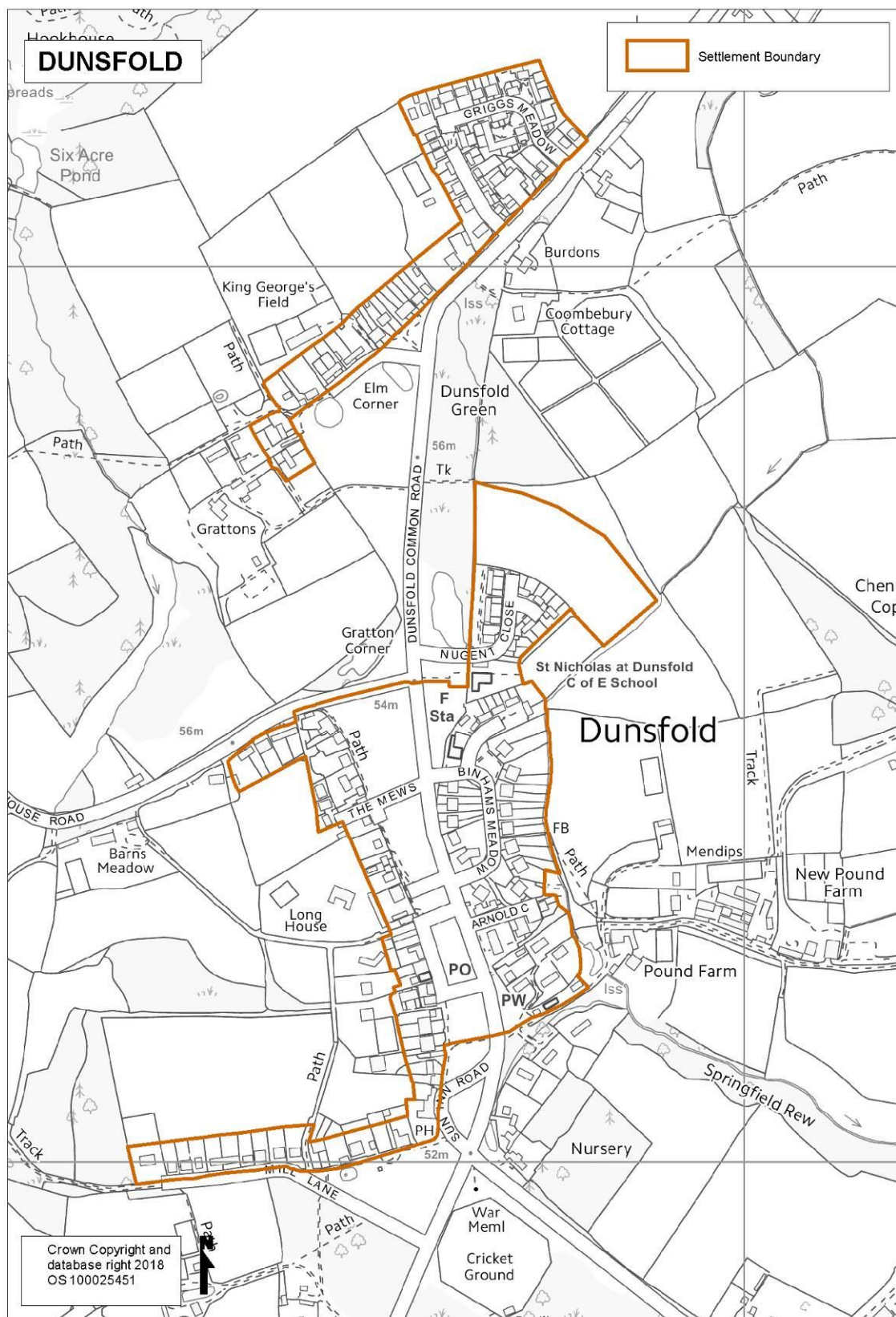
Map 7 Cranleigh Parish – Rowly



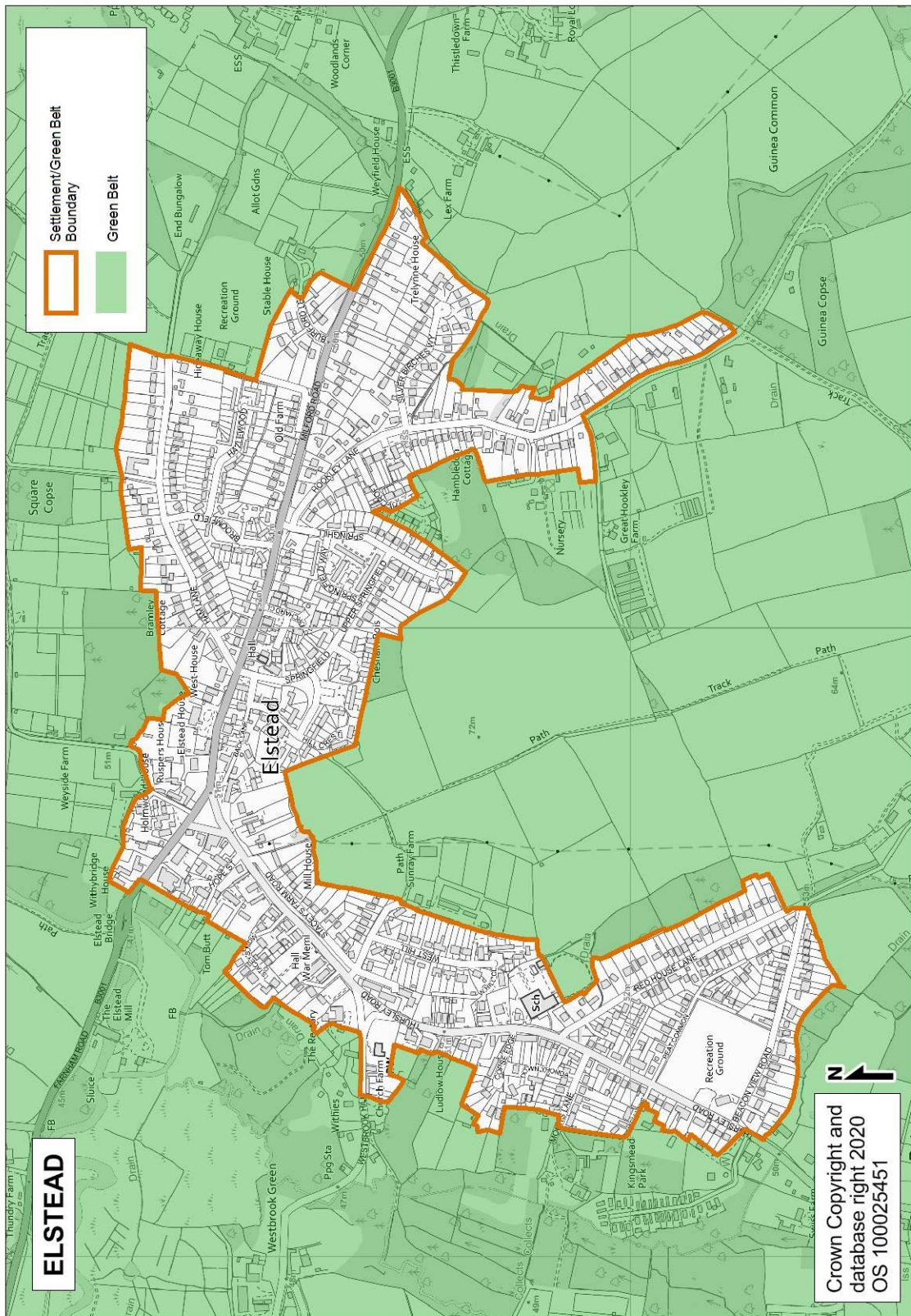
Map 8 Dockenfield



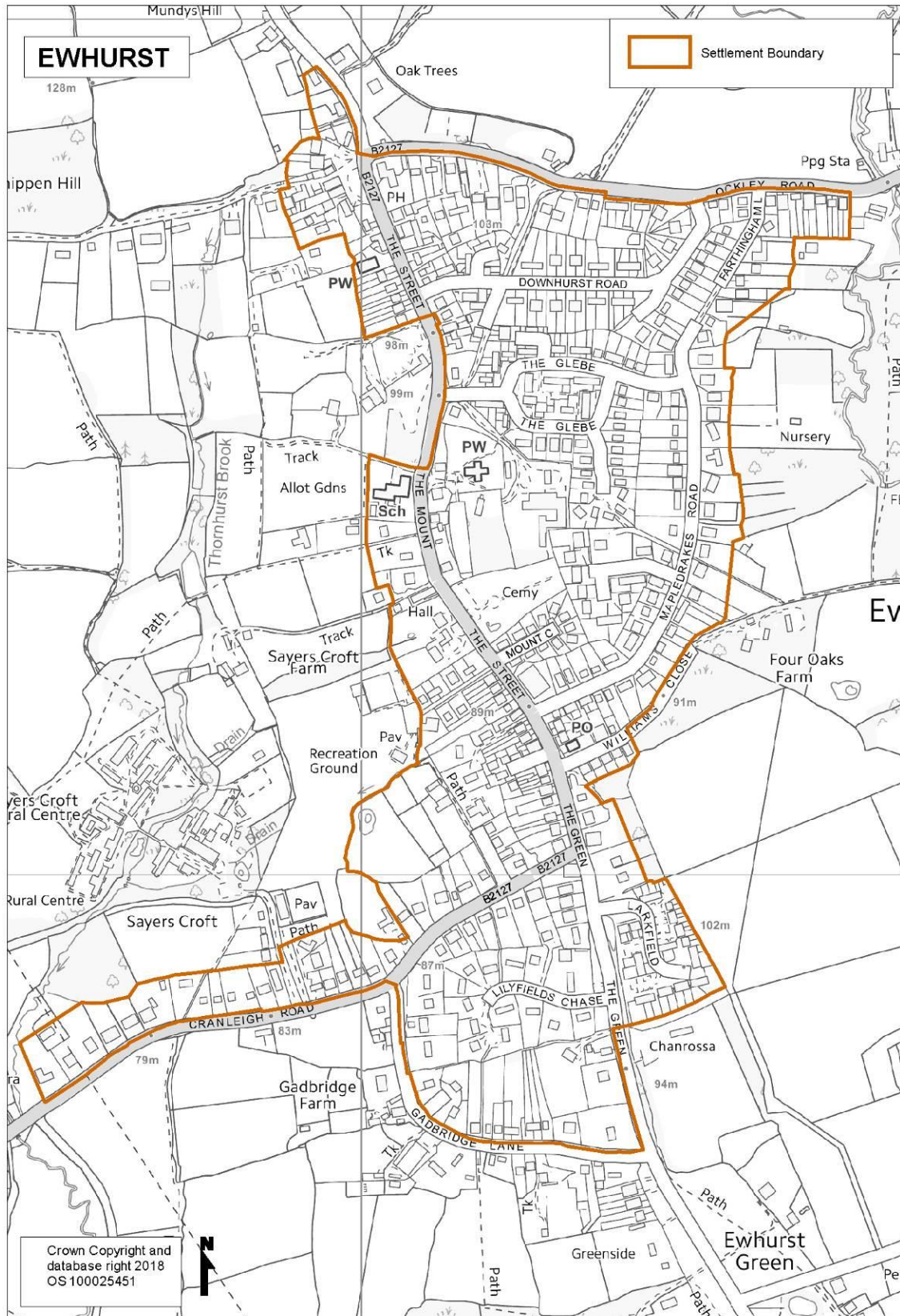
Map 9 Dunsfold



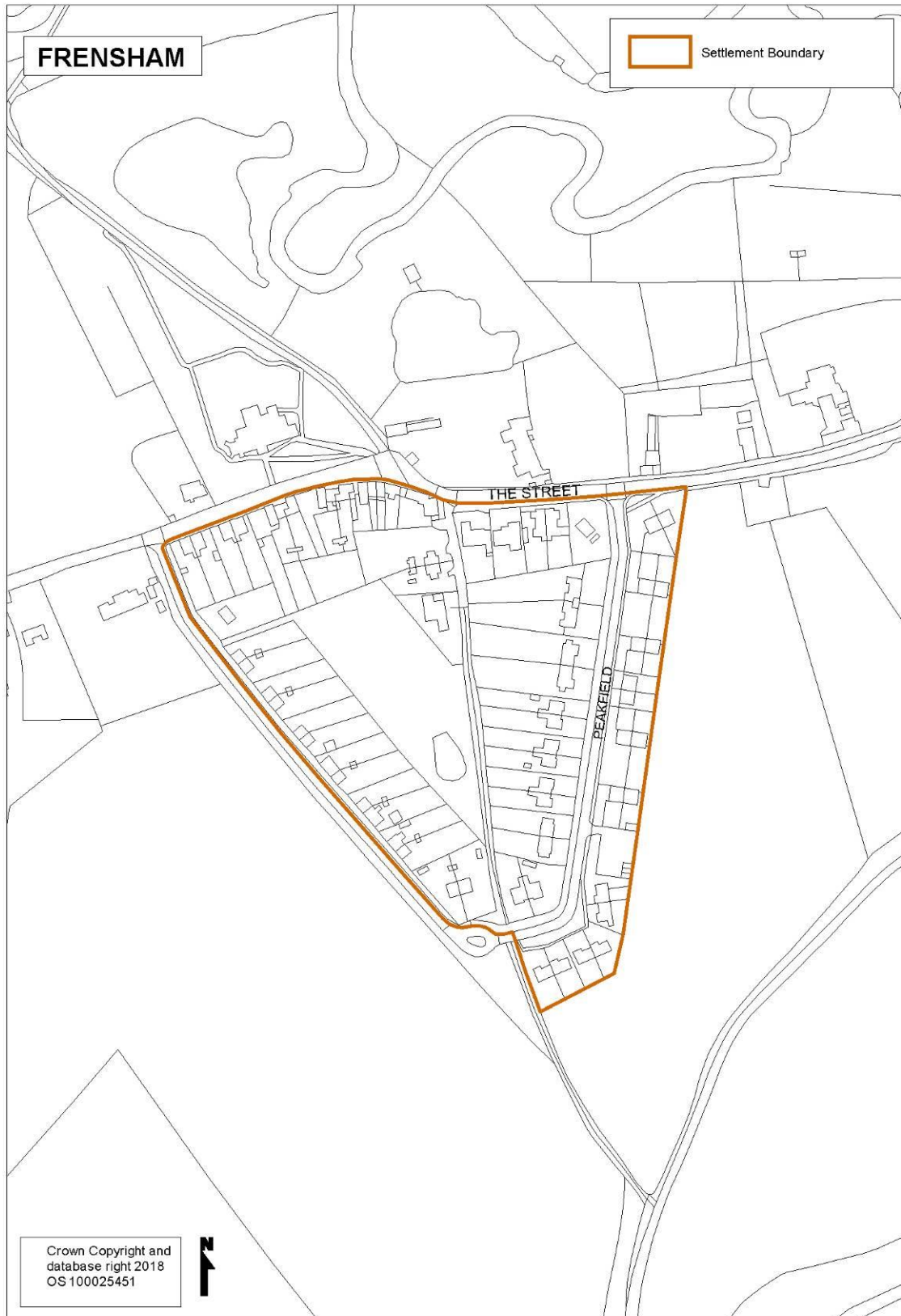
Map 10 Elstead



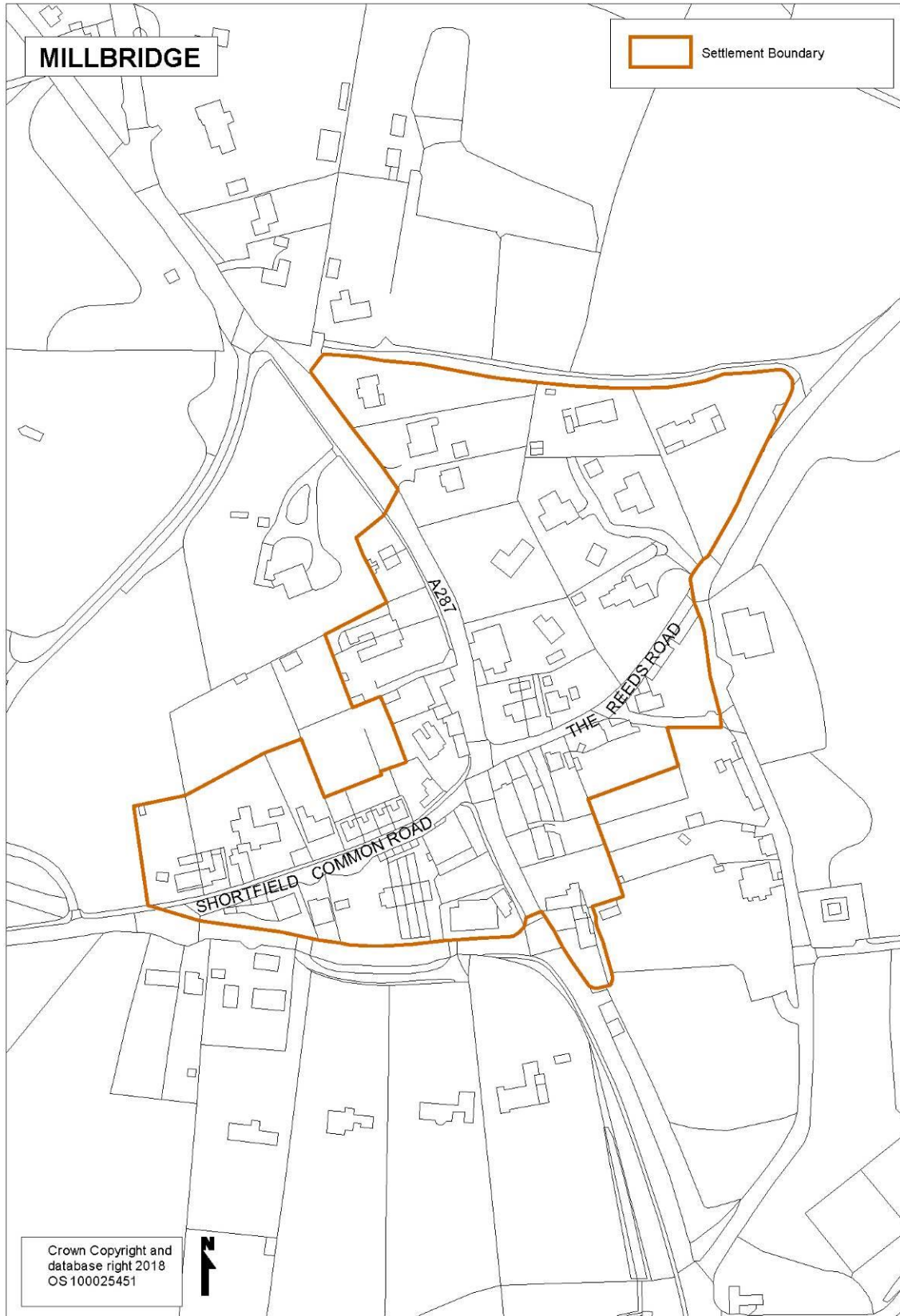
Map 11 Ewhurst



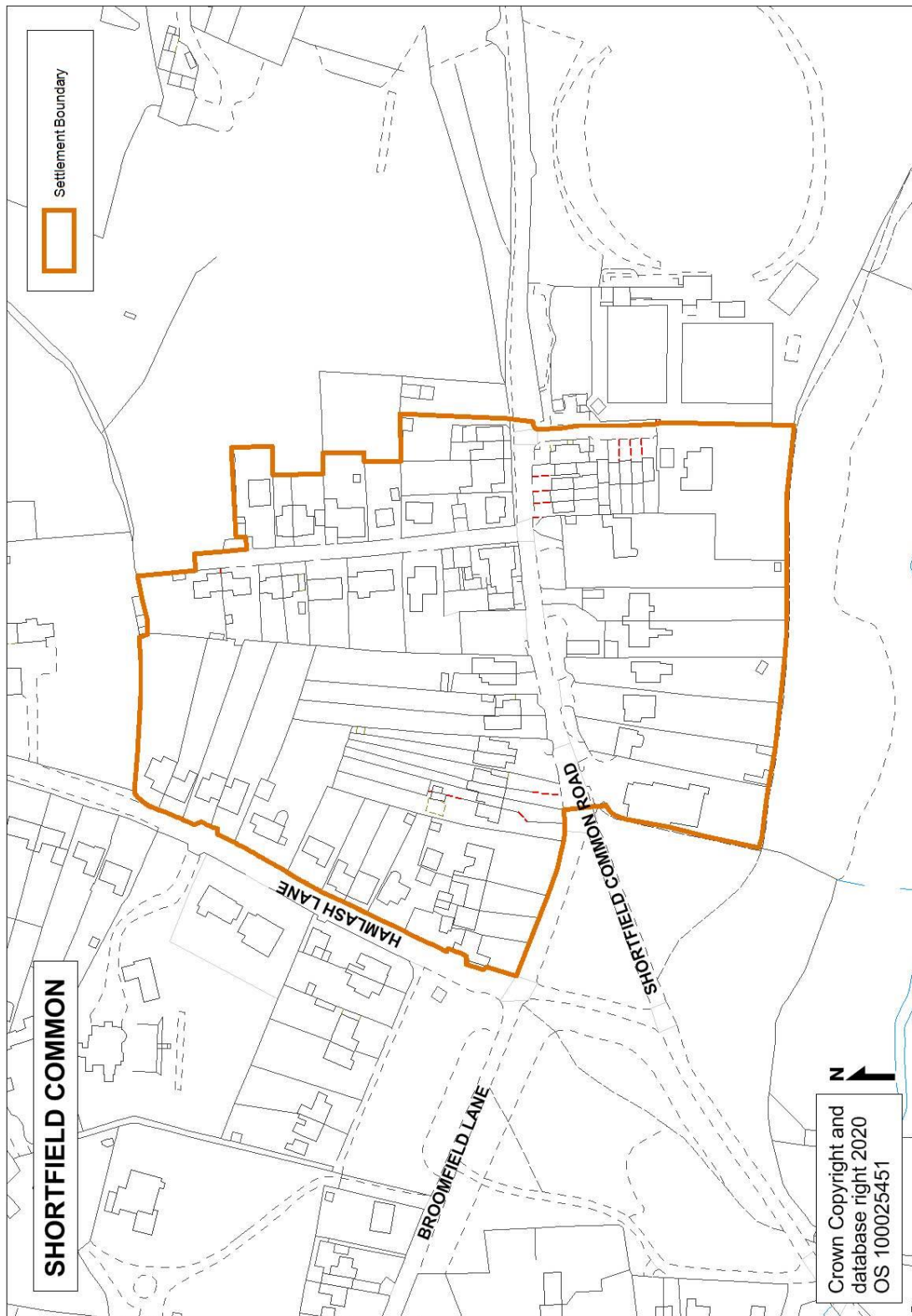
Map 12 Frensham



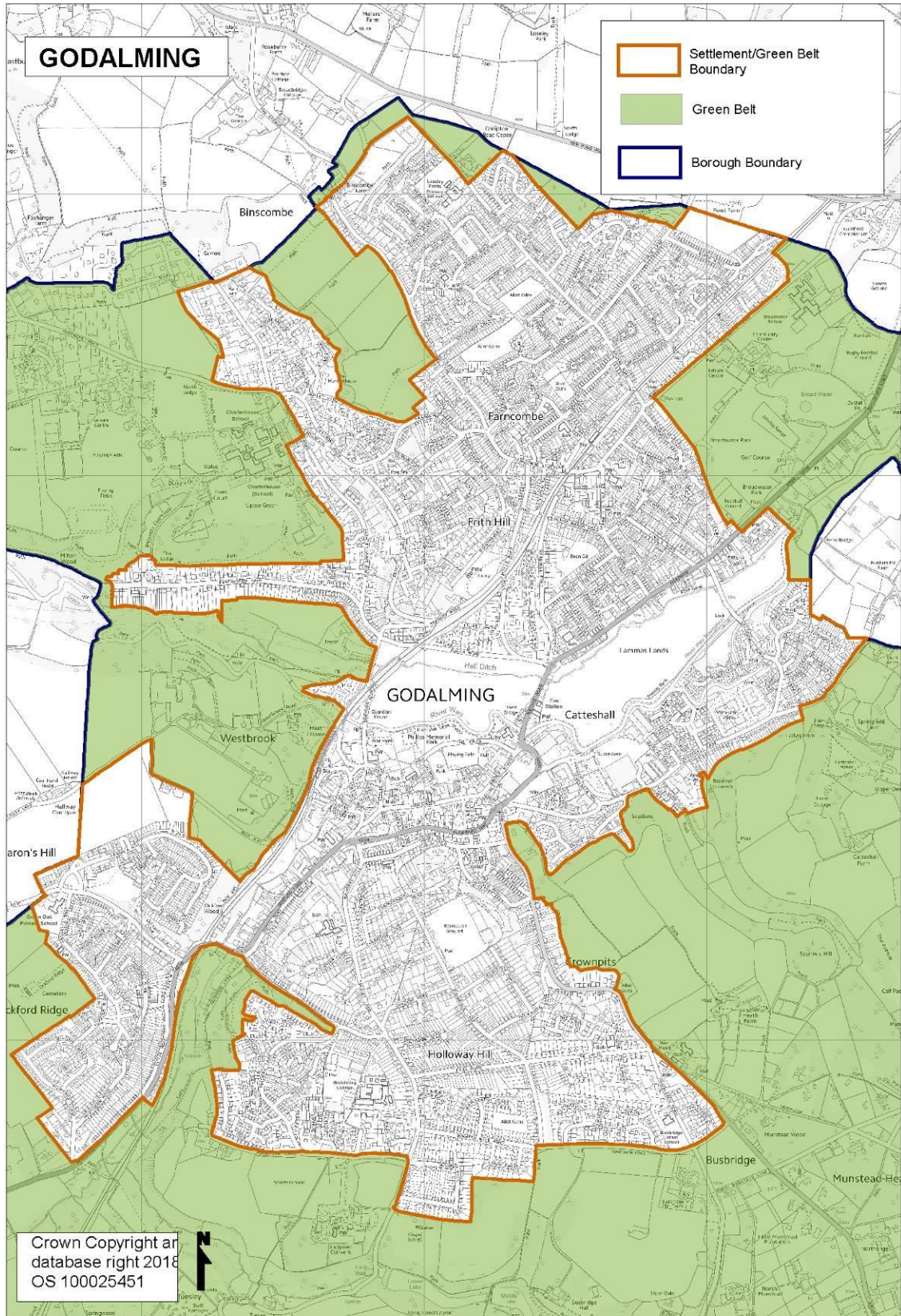
Map 13 Frensham Parish – Millbridge



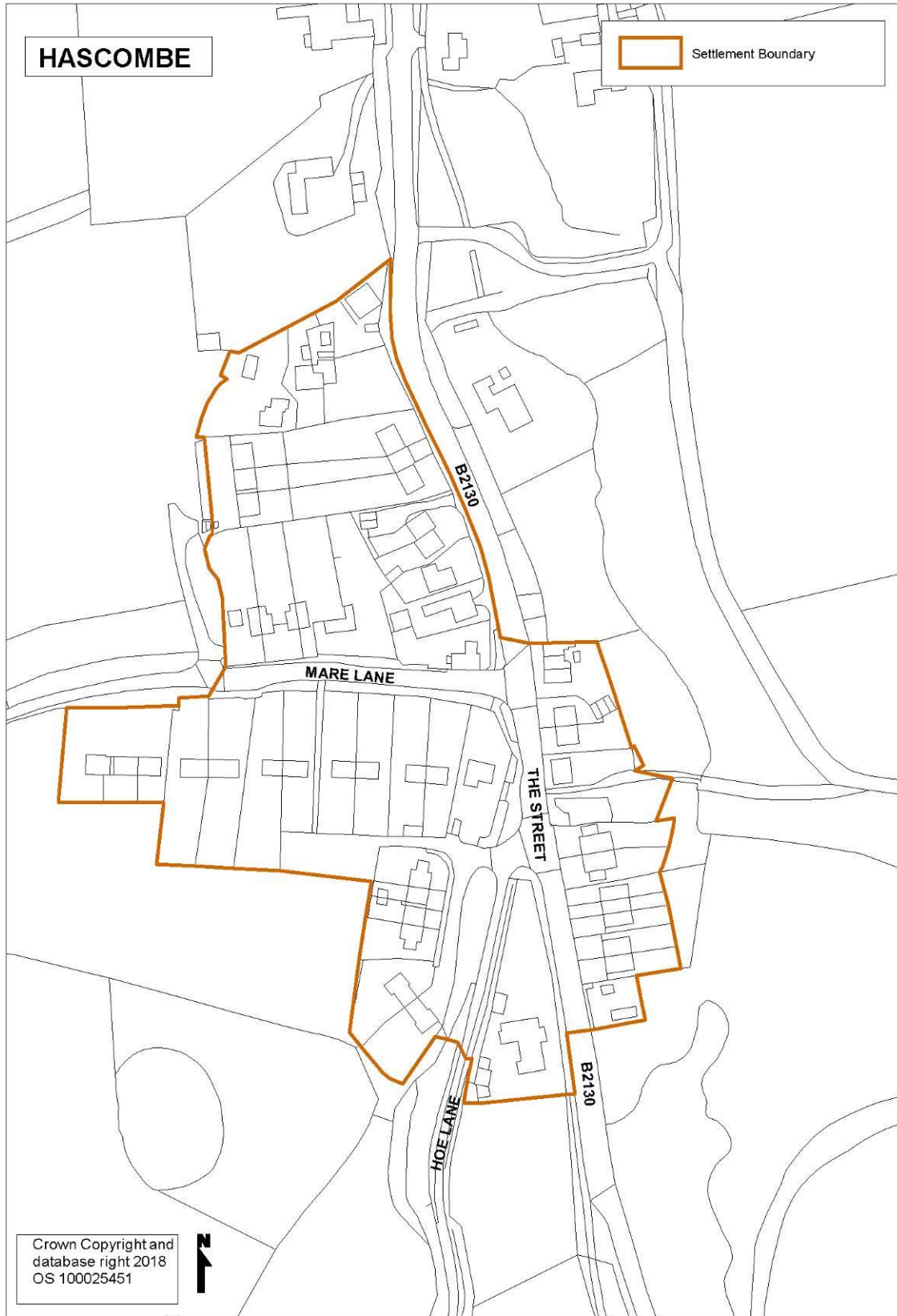
Map 14 Frensham Parish – Shortfield Common



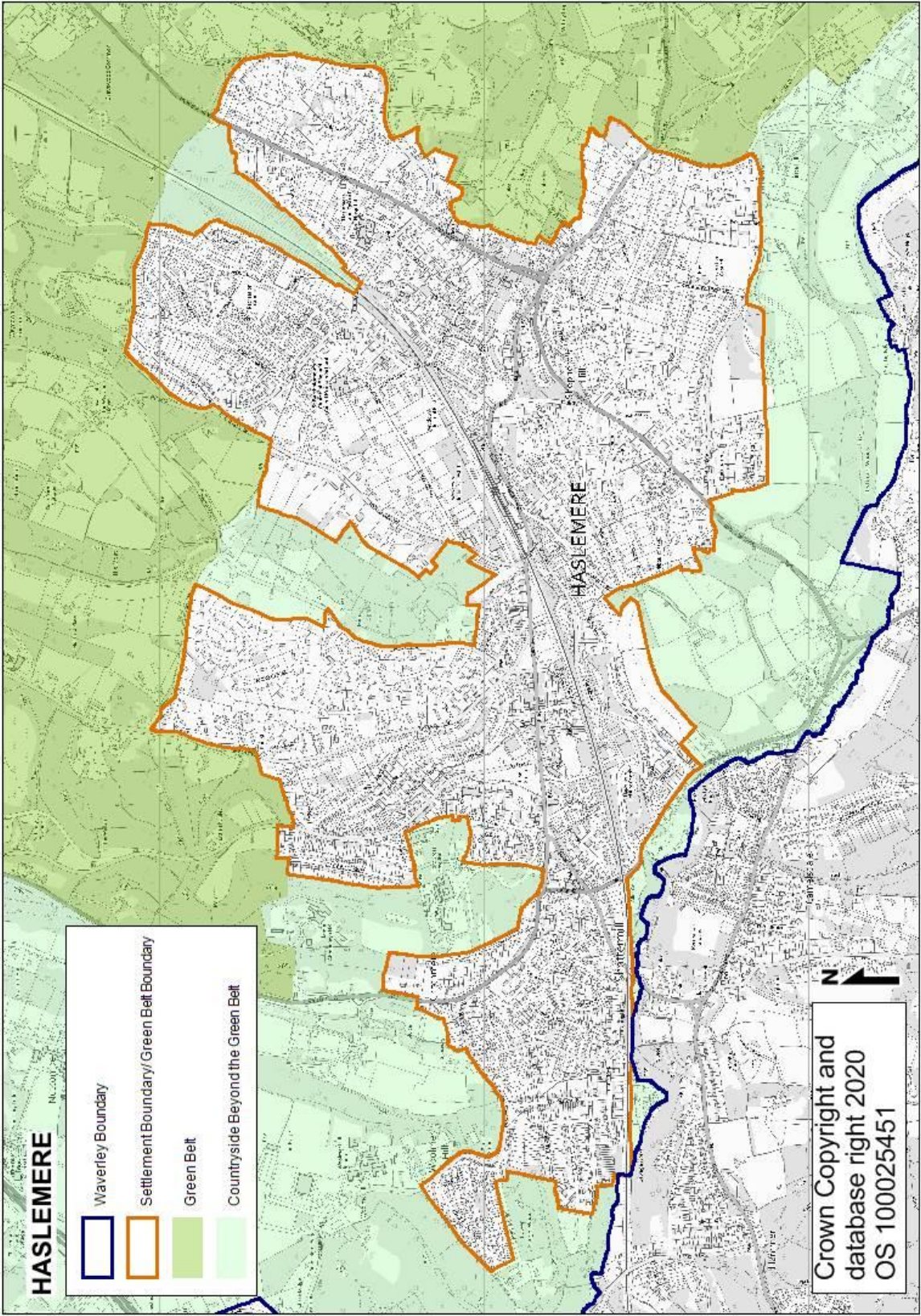
Map 15 Godalming



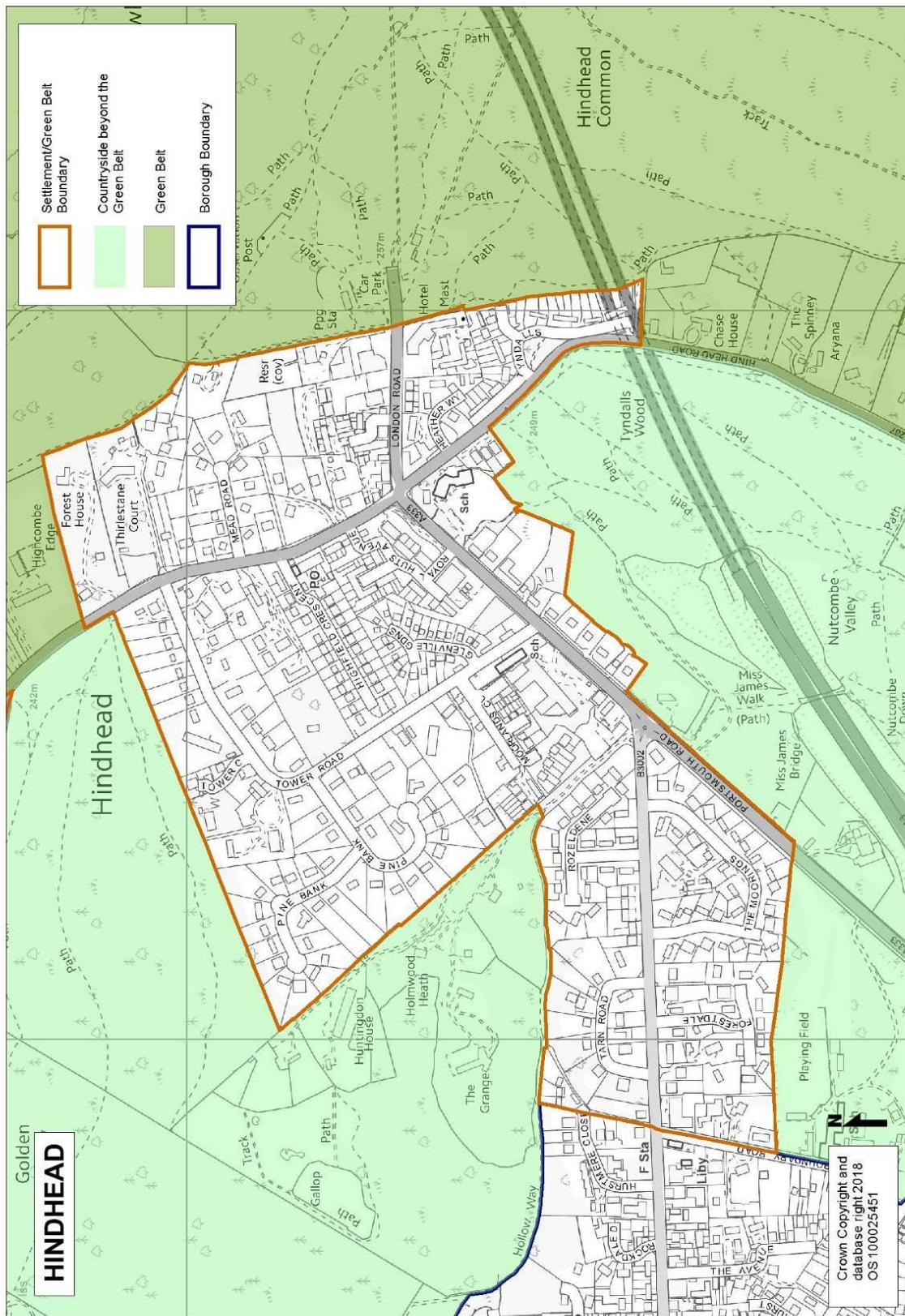
Map 16 Hascombe



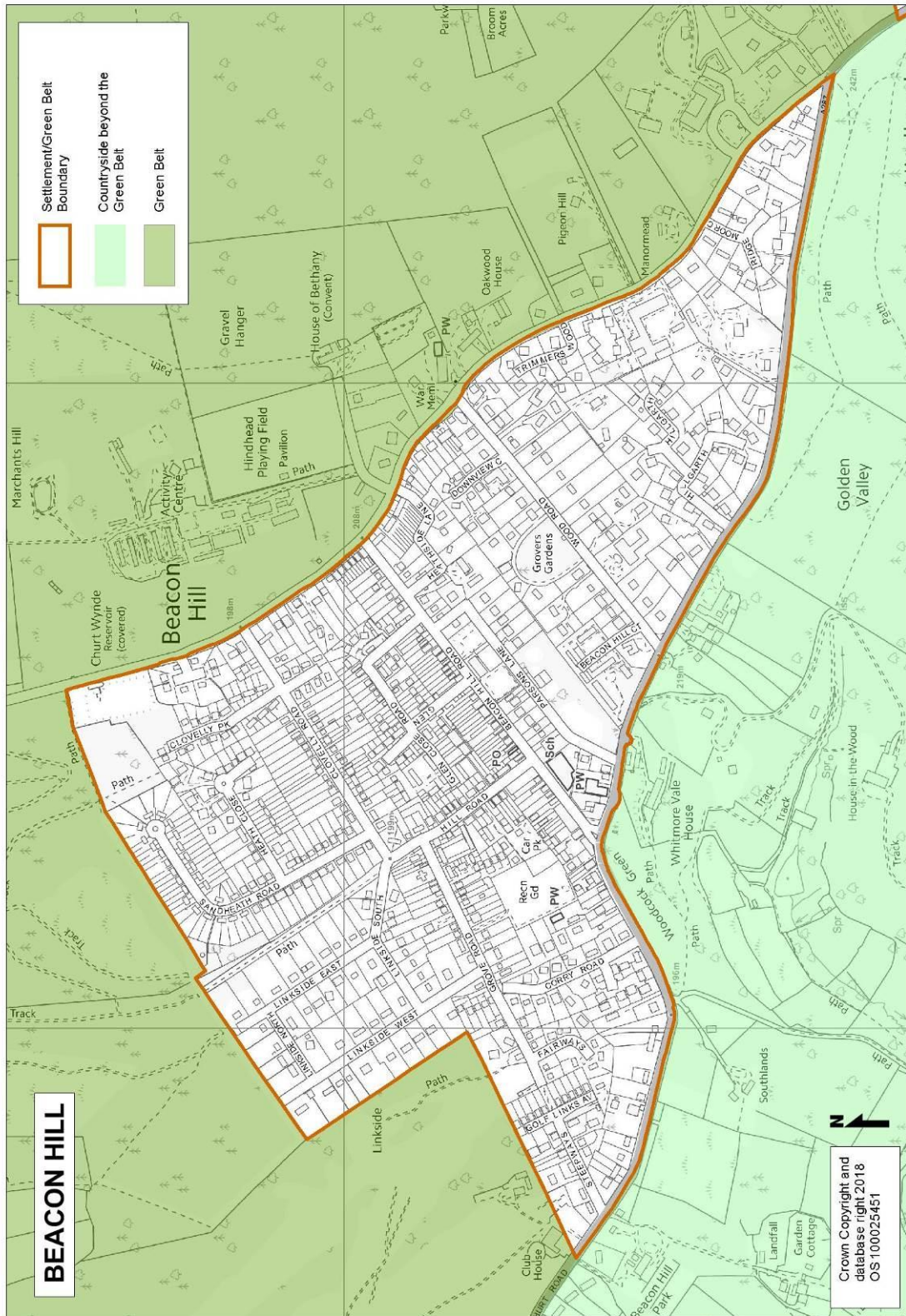
Map 17 Haslemere



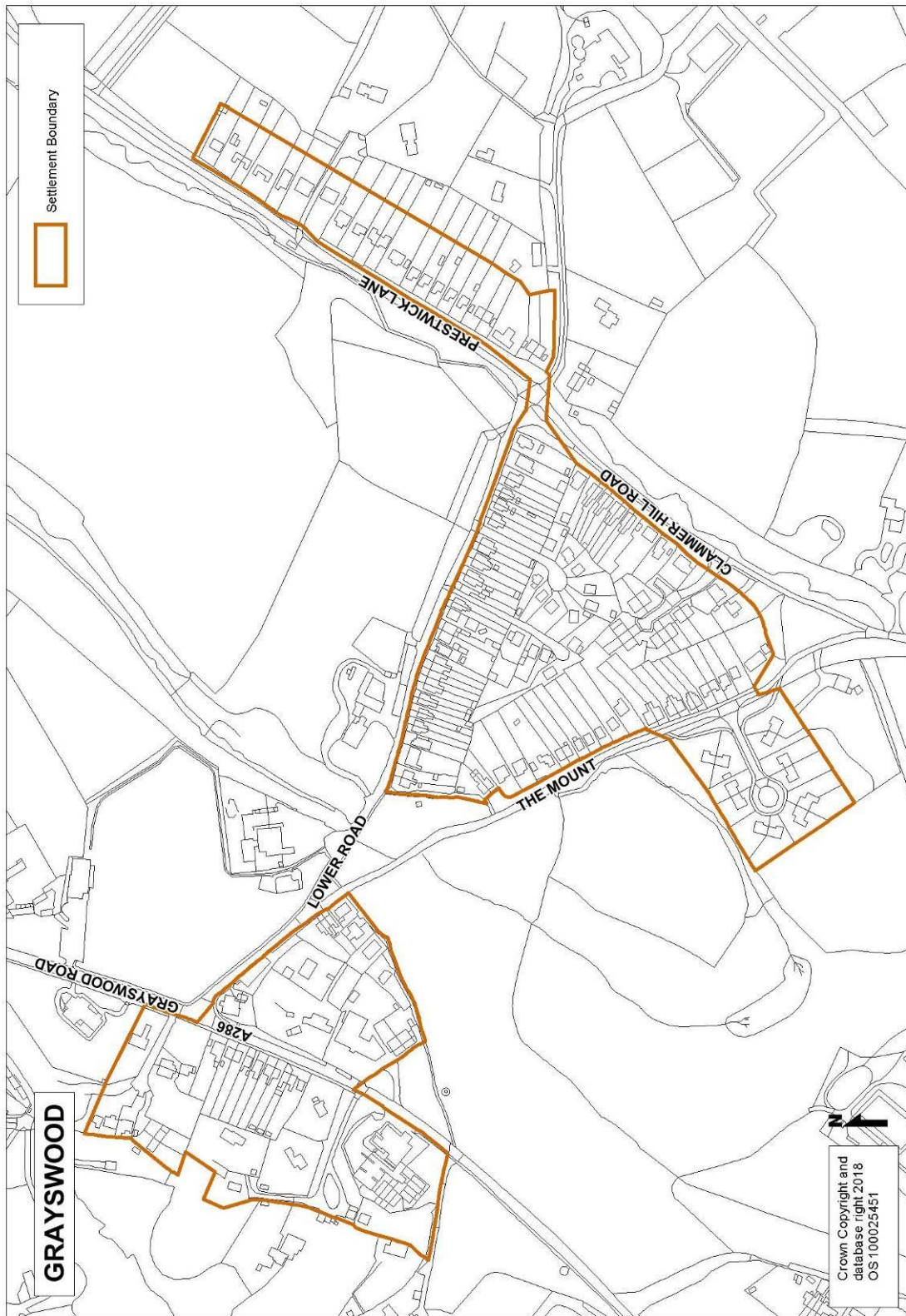
Map 18 Haslemere Parish – Hindhead



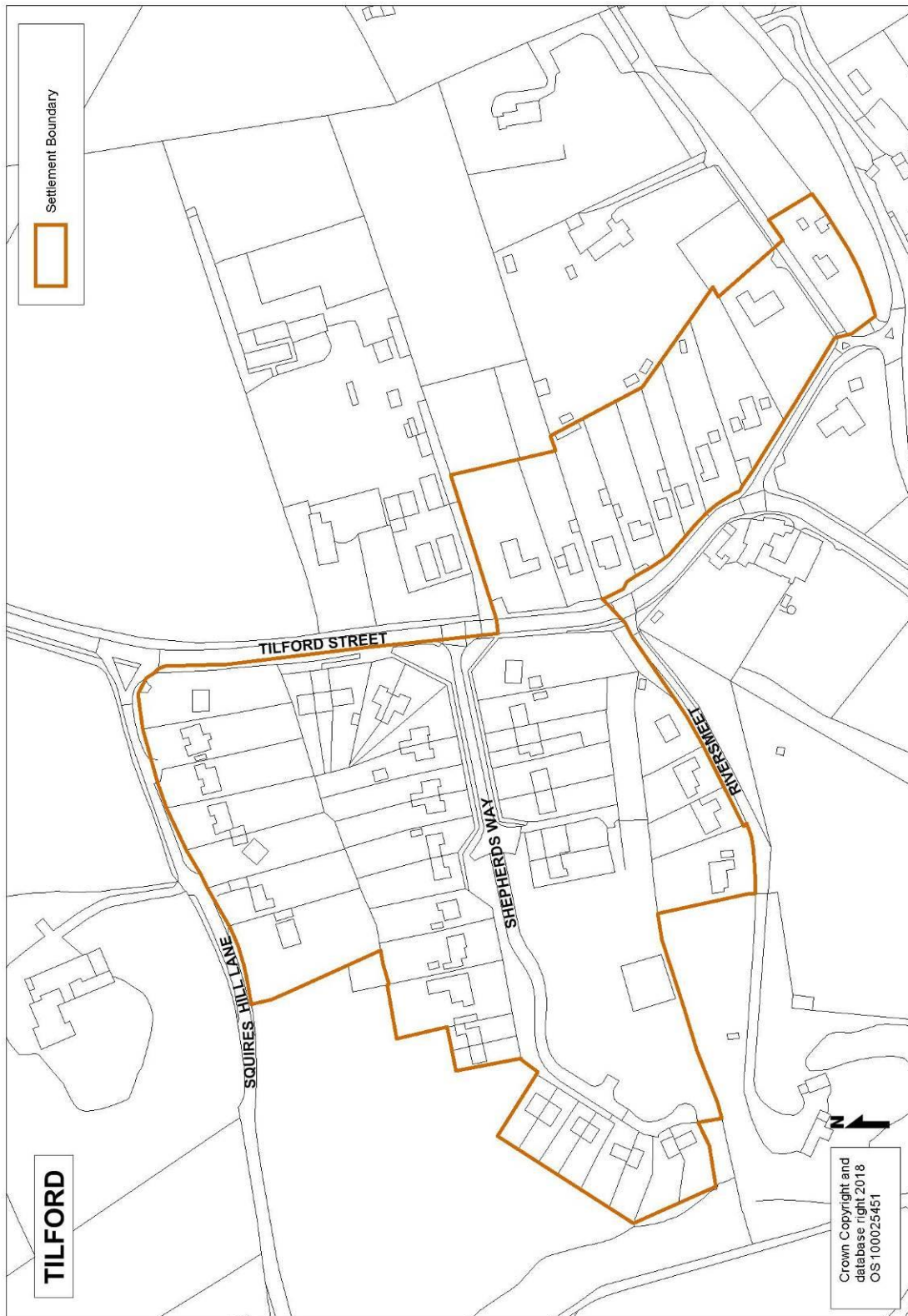
Map 19 Haslemere Parish – Beacon Hill

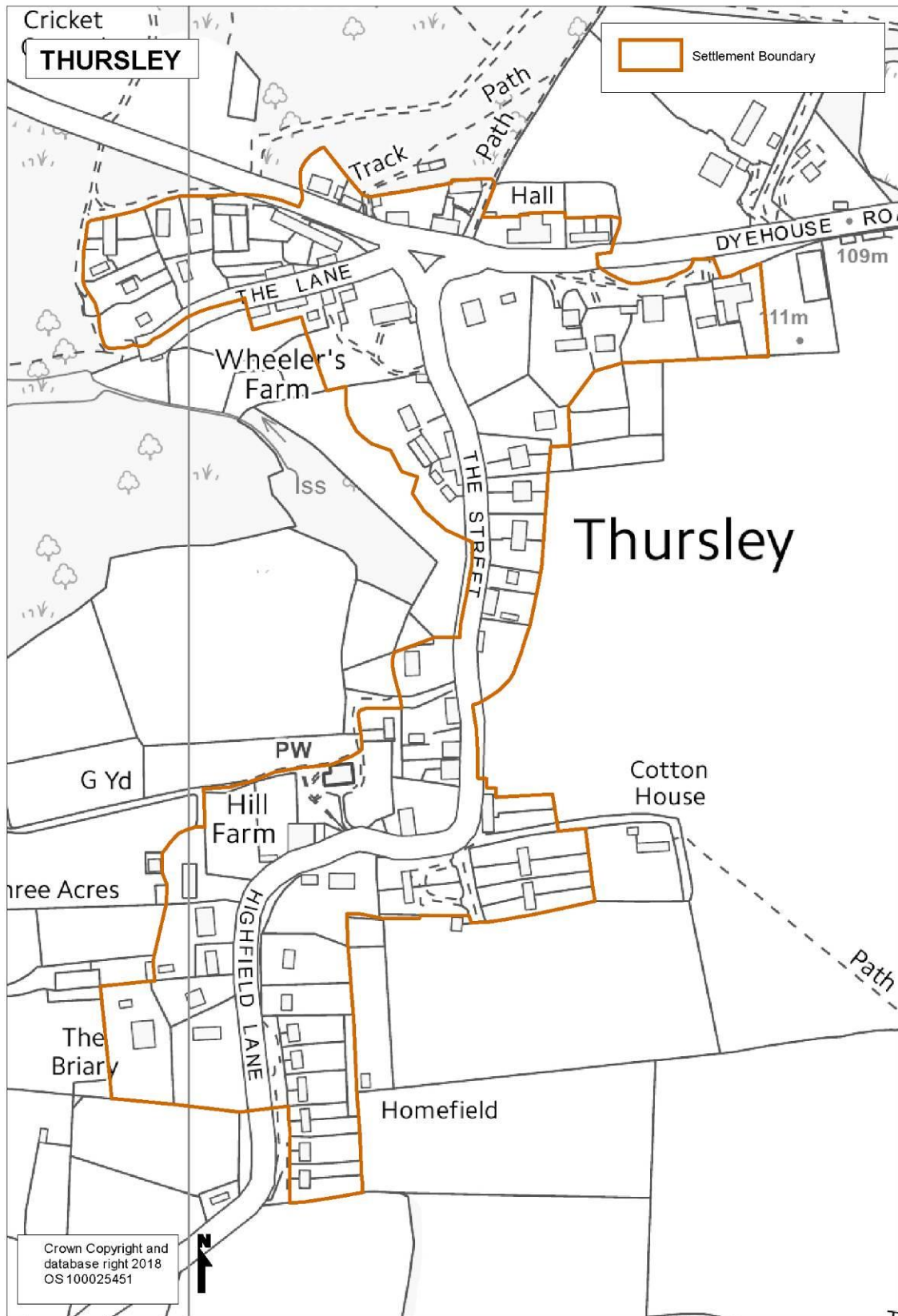


Map 20 Haslemere Parish – Grayswood

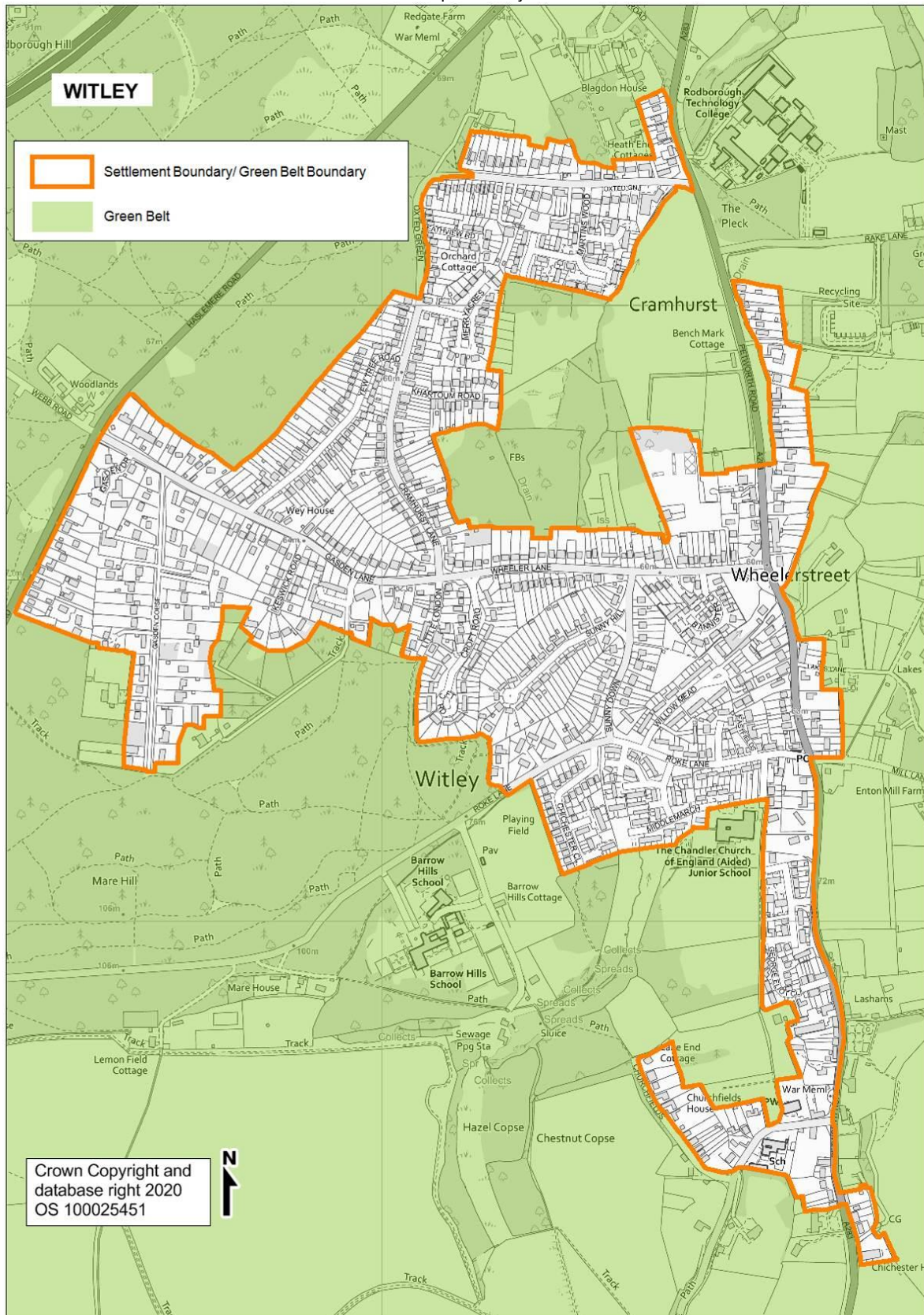


Map 21 Tilford

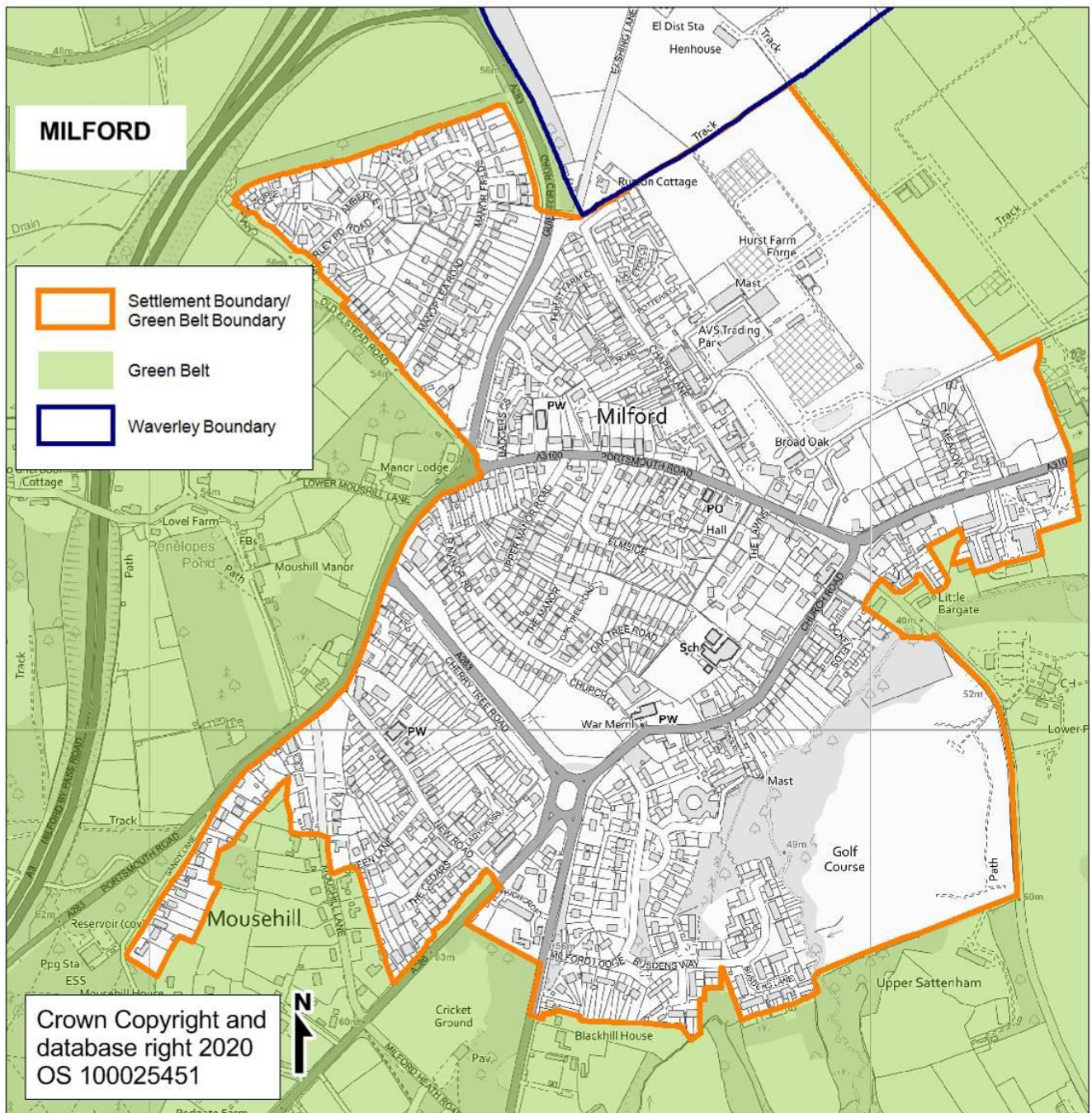




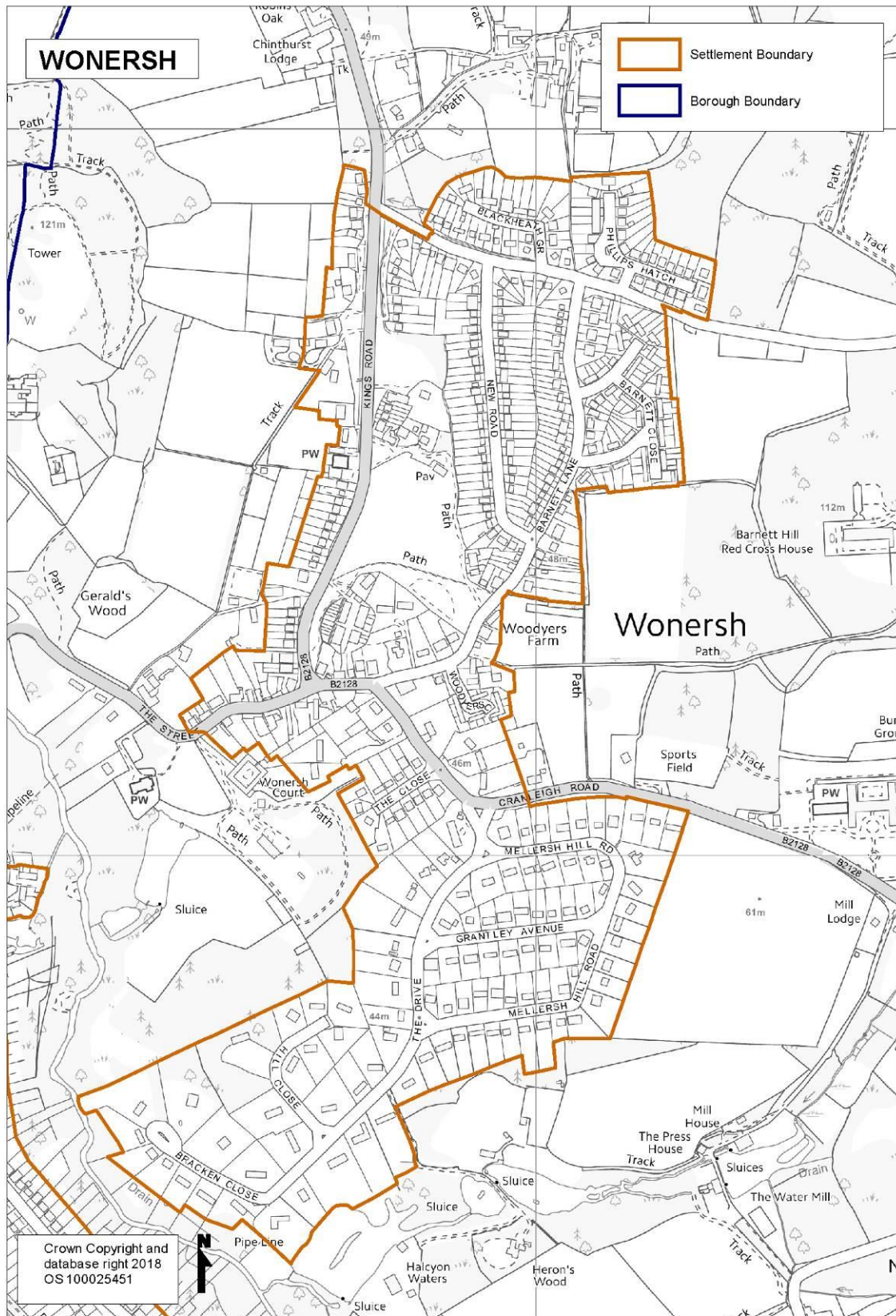
Map 23 Witley



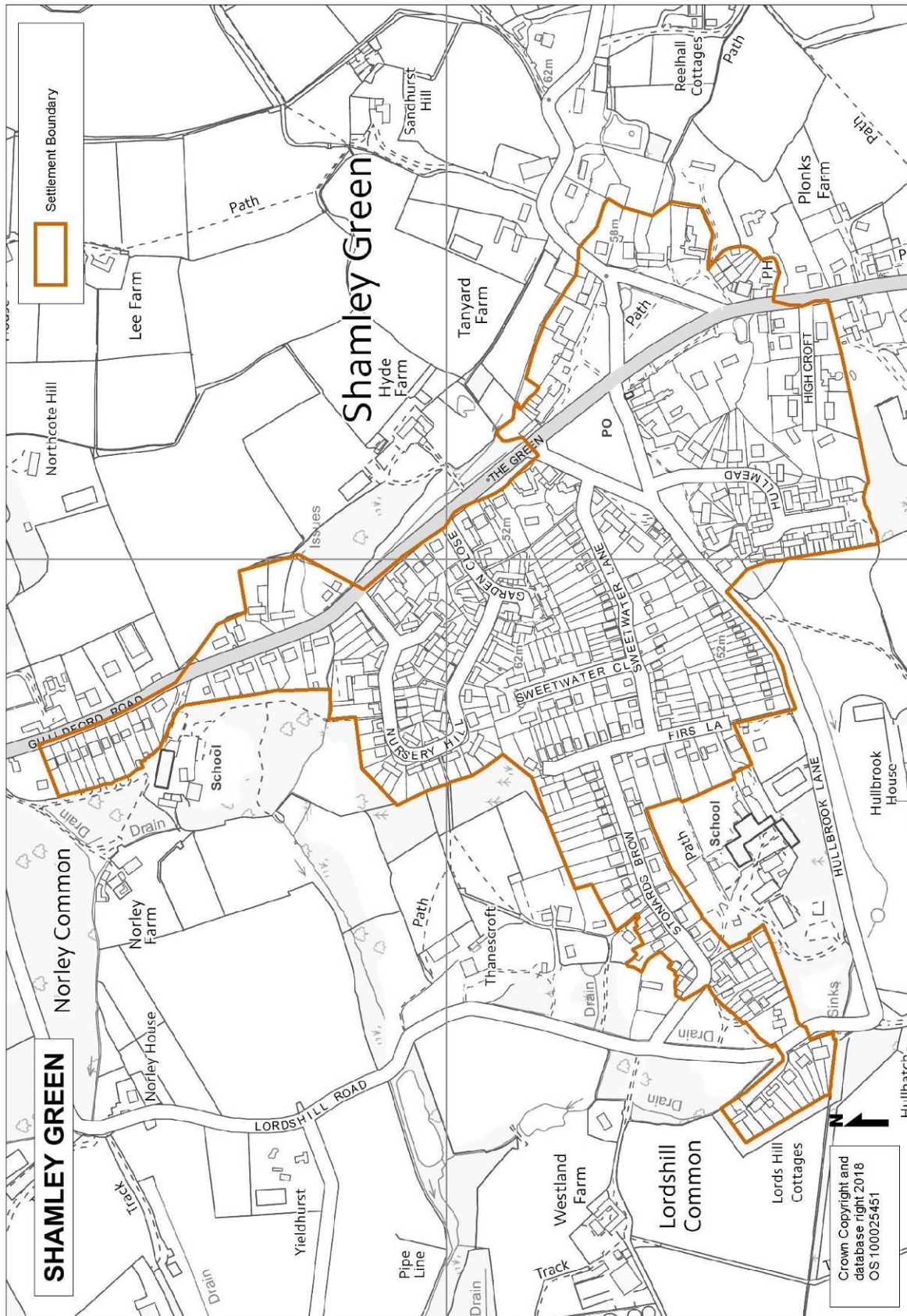
Map 24 Witley Parish –
Milford



Map 25 Wonersh



Map 26 Wonersh – Shamley Green



Managing Development in the Green Belt

- 3.11 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.
- 3.12 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 DM14 below is proposed to set out in greater detail how residential applications in the Green Belt will be assessed.
- 3.13 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.
- 3.14 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.

DM14: 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 In all cases, whether a development is disproportionate or materially larger will be assessed by considering changes in scale, mass, height, and floorspace.
- b) 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.
- c) 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:

- 3.15 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.
- 3.16 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.

- 3.17 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.
- 3.18 For the purposes of this policy, basements or other fully subterranean structures will not be counted in floorspace calculations (original, existing or proposed), provided where new or extended basements are proposed they do not exceed the footprint of the building. 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 for Green Belt purposes. 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 31st December 1968.
- 3.19 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.
- 3.20 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.
- 3.21 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.
- 3.22 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 DM14.
- 3.23 The only circumstances in which a larger building than would normally be acceptable under Policy DM14 may be supported are:
- where permission has been granted for an extension under Policy DM14 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 DM14 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 DM14 would achieve a smaller and higher quality building than permission previously granted for extensions.

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

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, RE3, 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 DM13.

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, including development which would involve the subdivision of an existing residential dwelling.

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.

DM15: 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 settlements; while making efficient use of land;
- c) Avoid the loss of areas of best and most versatile agricultural land.

Where it is necessary to demonstrate that a development is truly outstanding or innovative in design, this should 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 the 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.

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

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.

DM16: 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 dependents.
- 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 DM14.

Local Plan Part 1 parent policies	SP2 – Spatial Strategy
Monitoring	Indicator: Number of dwellings for rural workers granted or lost through planning permissions. Target: Ensuring a sufficient supply of suitable accommodation for rural workers.

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 neighbourhood plans and other chapters of this document will be taken into account in determining planning applications, along with other material considerations. In addition, the minerals and waste local plans produced by Surrey County Council also form part of the Development Plan and must also be considered.

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 townscape 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 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. The exception to this is that Local Plan Part 2 contains a policy on the Farnham/Aldershot Strategic Gap as well as reviewing the

boundary. For Haslemere Hillsides and Frith Hill Area of Special Environmental Quality (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 correct anomalies⁷.
- 4.8 The second, Frith Hill 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. It was therefore 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 2⁷.
- 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 The Godalming and Farncombe Neighbourhood Plan was 'made' (adopted) in August 2019 and includes Policy GOD12: Godalming and Farncombe Skyline which adds an

⁷ For further details please see the Godalming Hillsides and Frith Hill ASEQ Topic Paper.

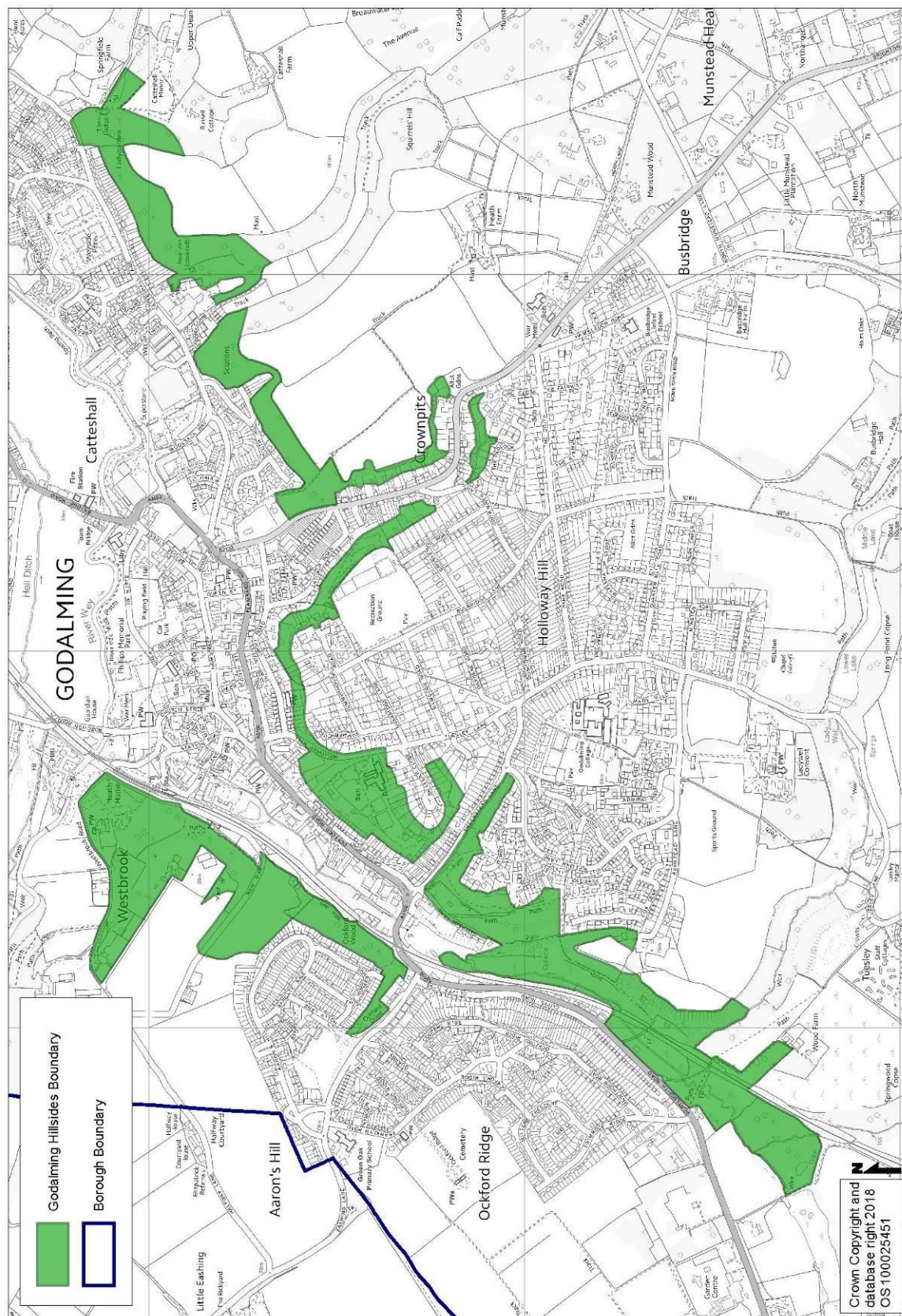
additional requirement for the Godalming Hillsides to those set out in Local Plan Part 1 Policy RE3.

- 4.11 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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Map 28: Southern Area of Godalming Hillside



Haslemere Hillside

- 4.12 The Haslemere Hillside 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.
- 4.13 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 Hillside is mentioned as an important green landscape which surrounds the Conservation Area.
- 4.14 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.
- 4.15 Although the area provides a green backdrop, it has quite a low percentage of tree cover. This, therefore, means that the 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.

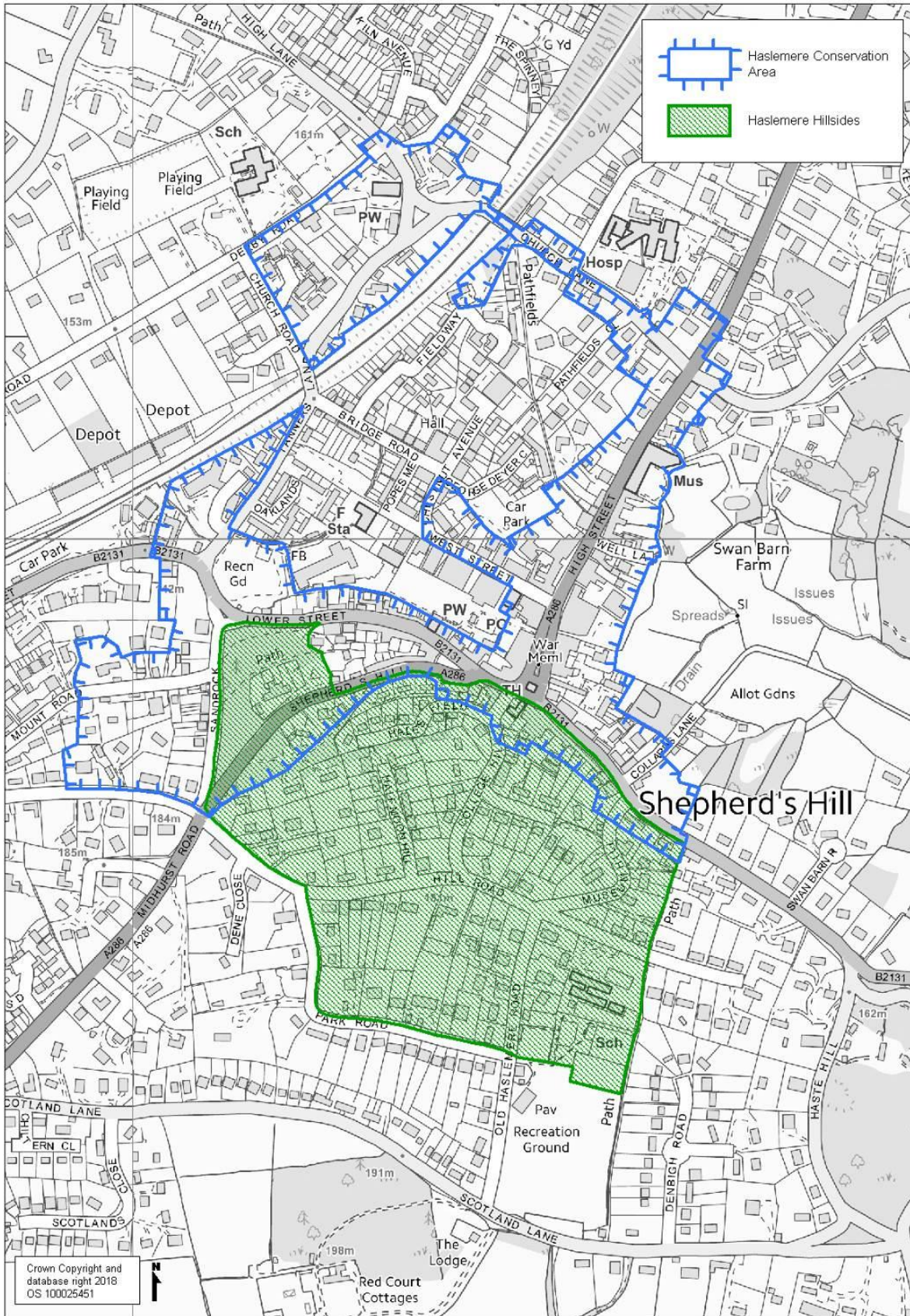
DM17: Haslemere Hillside

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.

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

Map 29: Haslemere Hillsides



Farnham/Aldershot Strategic Gap

- 4.16 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 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.
- 4.17 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 Plan contains the policy and the reviewed boundary of the designation.

DM18: Farnham/Aldershot Strategic Gap

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

Explanatory notes:

- 4.18 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'.*
- 4.19 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

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

The map displays the Farnham/Aldershot Strategic Gap, a designated area for development. The gap is shaded in light blue, while the surrounding areas are in white. A thick black line delineates the Borough Boundary. The map includes labels for various locations such as Aldershot, Farnham, Weybourne, Badshot Lea, and Hale. A legend in the top left corner identifies the blue shading as the 'Farnham/Aldershot Strategic Gap' and the black line as 'The Borough Boundary'. A north arrow is located in the bottom right corner.

Areas of Strategic Visual Importance (ASVIs)

- 4.20 Areas of Strategic Visual Importance is 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.
- 4.21 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
 6. Where parcels of land are relatively small and open on the urban fringe
- 4.22 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.
- 4.23 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 will apply to the Cranleigh ASVI as set out in Map 35 below until the Cranleigh Neighbourhood Plan is adopted, at which point Policy RE3 will apply to the ASVI as set out in the Cranleigh Neighbourhood Plan.
- 4.24 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.

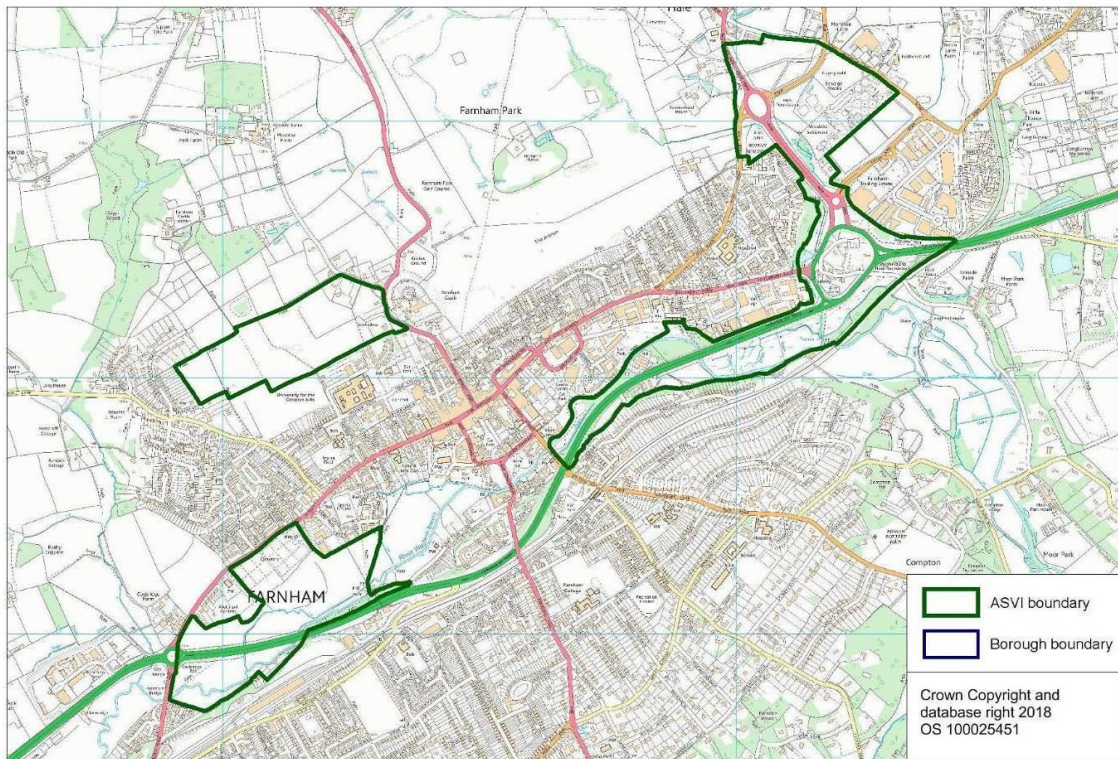
Land at Holy Cross Hospital

- 4.25 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 ASVI⁸.

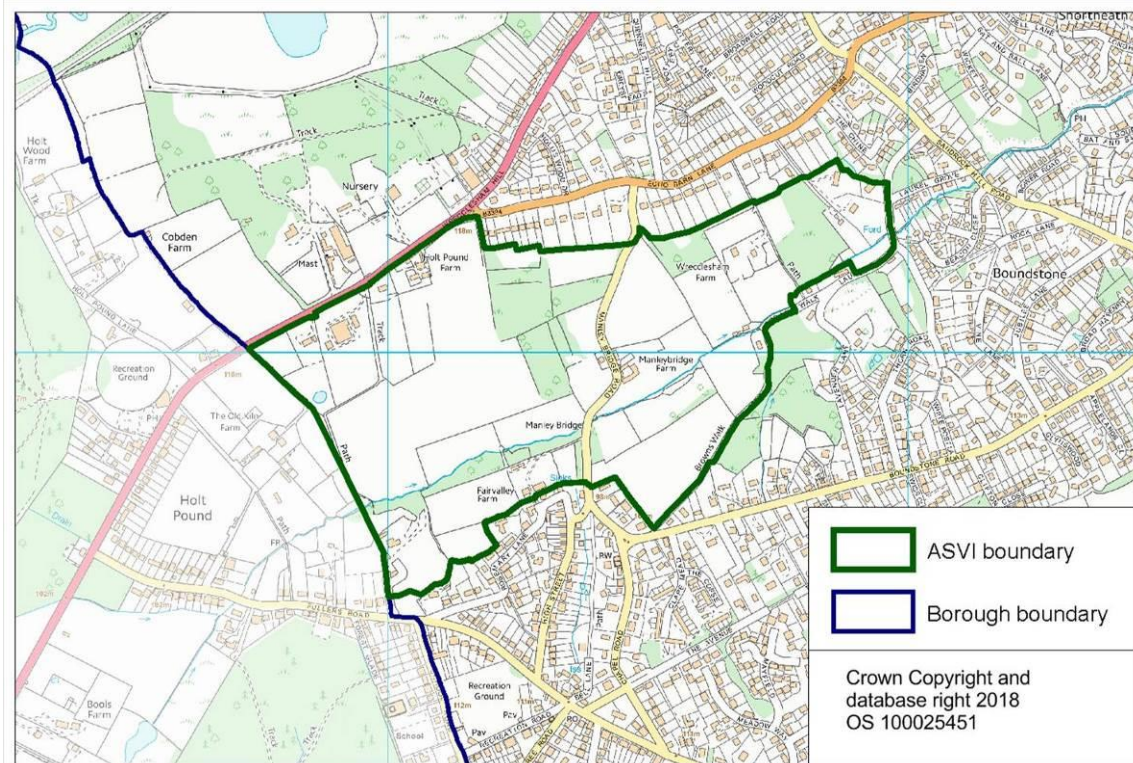
- 4.26 Policy RE3 of the Waverley Borough Local Plan Part 1: Strategic Policies and Sites, will apply to the areas designated as Areas of Strategic Visual Importance (ASVI) on the following maps.

Map 31: Farnham ASVIs

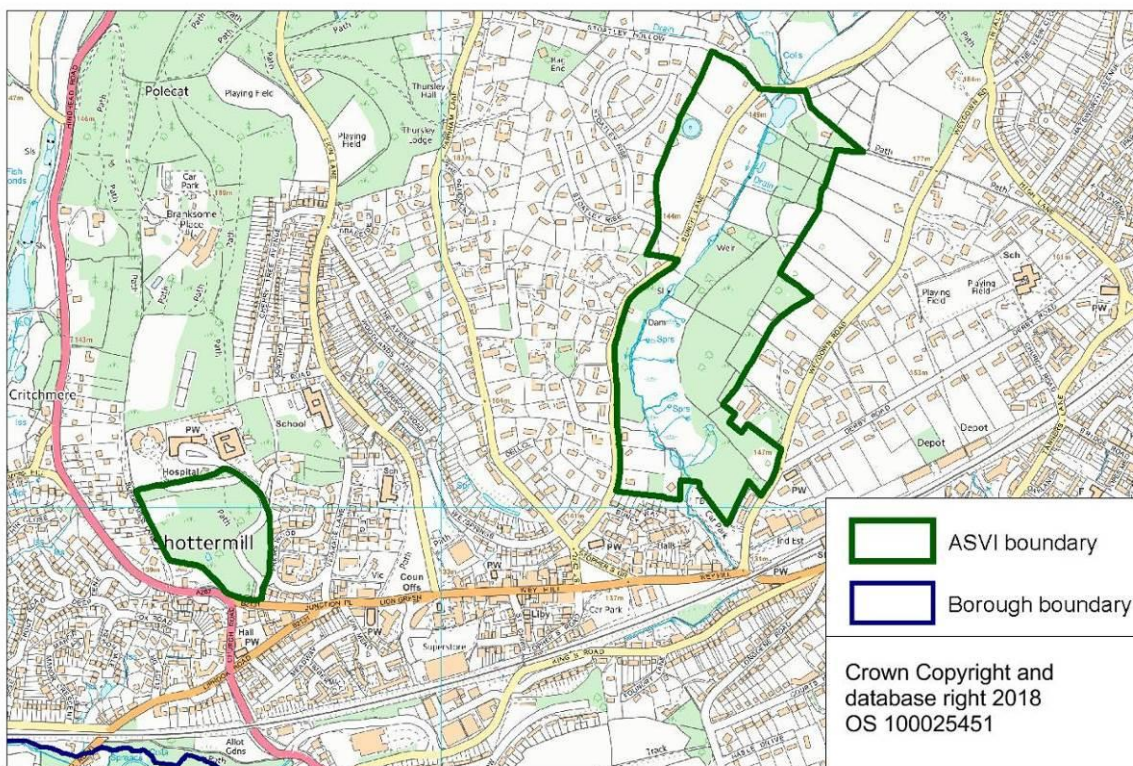


⁸ To view the full details of the areas considered for inclusion/removal from the ASVIs, detailed boundary changes and the detailed review of the land at Holy Cross Hospital, please view the ASVI Topic Paper.

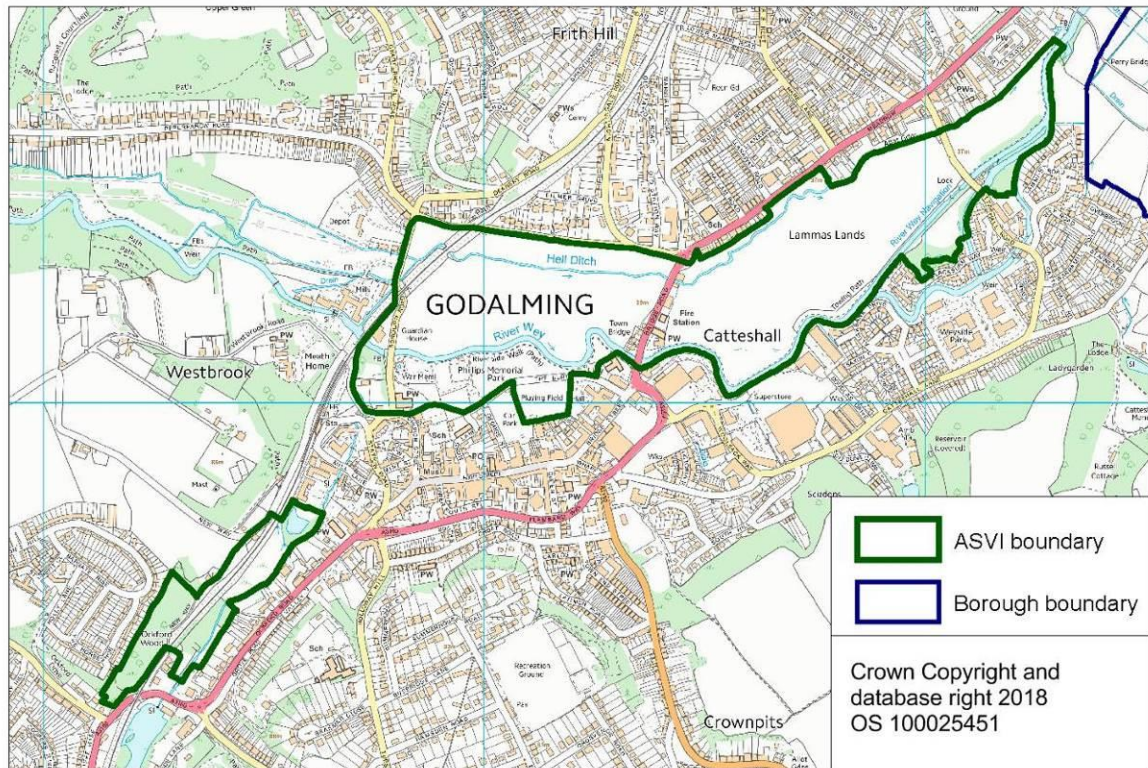
Map 32: Farnham ASVIs continued



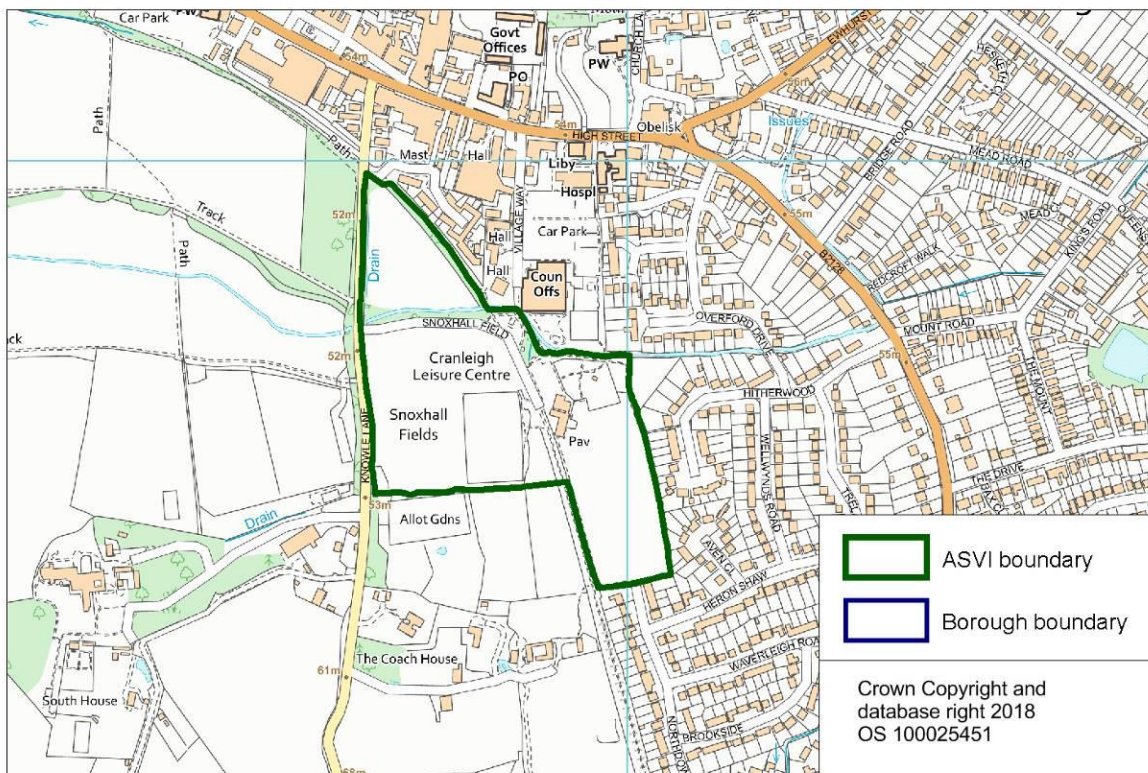
Map 33: Haslemere ASVIs



Map 34: Godalming ASVIs



Map 35: Cranleigh ASVI



Local Green Space

- 4.27 The Local Green Space (LGS) designation was introduced by the NPPF, as a way for communities to identify green areas 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.
- 4.28 The NPPF sets out that designation will not be appropriate for most green areas 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.
- 4.29 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.
- 4.30 Local Green Space can be designated by Local or Neighbourhood Plans, and should be capable of enduring for the long term.
- 4.31 A large number of sites were submitted to the Council for assessment during the preparation of Local Plan Part 2 of which 18 are considered to meet the criteria for designation set out in the NPPF, as set out in table 3 below. Maps of these sites are included in Appendix III.

Table 3: Local Green Spaces in Waverley

Site ID	Site Name	Town / Parish
LGS01	Abbotts Cottage Play Area	Dockenfield
LGS02	Town Meadow	Haslemere
LGS03	Haslemere War Memorial Recreation Ground	Haslemere
LGS04	High Lane Recreation Ground	Haslemere
LGS05	Beacon Hill Recreation Ground	Haslemere
LGS06	Grovers Gardens	Haslemere
LGS07	Woodcock Green	Haslemere
LGS08	Badshot Lea Pond	Farnham
LGS09	Battings Garden of Rest	Farnham

Site ID	Site Name	Town / Parish
LGS10	Bourne Crossroads	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

4.32 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.

DM19: 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.

Local Plan Part 1 parent policies	LRC1: Leisure and Recreation Facilities
Monitoring	Indicator: Refusal of applications, and dismissal at appeal, for proposals which would result in the loss or harm to Local Green Spaces. Target: Protection of Local Green Spaces from inappropriate development (development inconsistent with DM19).

Heritage Assets

- 4.33 Waverley has a rich historic environment which contributes greatly to the character, diversity and distinctiveness of the Borough.
- 4.34 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.
- 4.35 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 planning applications are to be determined, in line with The Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.
- 4.36 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

- 4.37 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 1,700 listed structures in Waverley, and planning decisions must pay special regard to the desirability of preserving the significance of these listed buildings and their settings.
- 4.38 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 retain such features whenever seeking consent to undertake works.
- 4.39 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.

DM20: 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) 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;
- b) changes of use are compatible with and respect the special architectural or historic interest of the heritage asset or its setting and;
- c) 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.
- 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.

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

Conservation Areas

- 4.40 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.
- 4.41 Development in Conservation Areas should pay special regard to the importance to respond positively to the 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 of Local Plan Part 1. 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.
- 4.42 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.

- 4.43 In Waverley, there are over 40 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.
- 4.44 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.
- 4.45 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.

DM21: 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. respects the character of upper floors and neighbouring buildings in terms of scale, proportion, alignment, architectural style and materials;
 - ii. seeks to retain historic and traditional shopfronts and;
 - iii. includes consideration of both the need for illumination and the type of illumination which would be appropriate for the host building 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.

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

Heritage at Risk

- 4.46 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.
- 4.47 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.
- 4.48 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.

DM22: 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.

Explanatory Notes:

- Enabling development should be a last resort and does not act as a lifeboat to those who have overpaid for the property without due caution or purposefully neglected it.
- Applicants will be expected to provide financial details so the conservation deficit can be understood.
- Planning conditions and Section 106 agreements will be used to ensure repair work is undertaken and the long term management of the asset is assured.

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

Non-designated Heritage Assets

- 4.49 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.
- 4.50 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.
- 4.51 The Council will seek to work with the local community, using their local knowledge to help identify, preserve, and record such assets.

DM23: 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 and its local importance;
- 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.

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

Historic Landscapes and Gardens

- 4.52 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 DM24 below is proposed to replace retained Policy HE12 of Local Plan 2002.
- 4.53 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.

DM24: 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 DM25: 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.

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

Archaeology

- 4.54 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.
- 4.55 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.
- 4.56 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.

- 4.57 In Waverley, there 30 Scheduled Ancient Monuments, 39 County Sites of Archaeological Importance, and 172 Areas of High Archaeological Potential.
- 4.58 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.

DM25: 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.

Local Plan Part 1 parent policies	HA1: Protection of Heritage Assets
Monitoring	Indicator: Refusal of applications, and dismissal at appeal, for proposals which would result in the loss of archaeological assets. Target:

	Appropriate preservation and recording of archaeological assets.
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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. In addition, the minerals and waste local plans produced by Surrey County Council also form part of the Development Plan and must also be considered.

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%⁹. Waverley contains over 8,200 businesses, over 90% of which are small businesses employing less than 10 people¹⁰. There are limited numbers of large businesses in the Borough, and the Local Enterprise Partnership (Enterprise M3) does not identify Waverley as a strategic location for employment growth¹¹.
- 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

⁹ [Employment Land Review 2016](#)

¹⁰ Waverley Economic Development Strategy 2018-2032

¹¹ Waverley Economic Development Strategy 2018-2032

existing sites, and economic development in rural areas. No other new employment sites are proposed to be allocated. Policy EE2 of Local Plan Part 1 sets out that proposals involving the loss of employment sites to 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 and it is not proposed to map employment sites through Local Plan Part 2.

- 5.4 Since the adoption of Local Plan Part 1, changes to the Use Class Order came into effect on 1 September 2020. Uses which were previously within Class B1a, B1b and B1c are now within a new Class E: Commercial, business and service uses. However, these uses continue to be employment uses and there is still an identified need for additional floorspace to meet the need within the Borough.
- 5.5 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 14% of the working population¹². The largest of these is the University for 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.
- 5.6 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

- 5.7 As meeting the Council's housing need has proved more challenging than meeting its employment needs, the Council's policy approach seeks to protect existing residential development. It is also intended for this policy to reflect the needs of a 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 taking into account the changes to the Use Class Order which came into effect on 1 September 2020, this policy will apply to B2 and B8 employment sites as well

¹² ONS 2018

as those uses previously within Class B1a, B1b and B1c and now contained within Class E.

DM26: Employment Sites

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

For the development of new employment floorspace, 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 applications for their expansion or intensification, and that of associated development.

Explanatory Notes

- 5.8 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.
- 5.9 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.

Local Plan Part 1 parent policies	EE1 – New Economic Development EE2 – Protecting Existing Employment Sites
Other documents or guidance	Waverley Economic Strategy 2018-2023
Monitoring	Indicator: Monitoring of applications which result in a gain or loss of employment floorspace. Target: Provision of sufficient employment floorspace to meet predicted demand in accordance with the evidence in the Employment Land Review.

Town Centres and Local Centres

- 5.10 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

- 5.11 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.
- 5.12 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.
- 5.13 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 town centre uses in suitable locations.
- 5.14 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. Local Plan Part 1 Policy TCS1 states that the Primary Shopping Areas will be the main focus for new retail uses and seeks to protect retail uses within these defined areas.
- 5.15 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.

- 5.16 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 also been made.

Development in Town Centres

- 5.17 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. The Haslemere Key Site: Land between West Street and Lower Street has not been developed. It is included in this Plan as one of the sites for housing (see Chapter 7).
- 5.18 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 (2020) as the FNP21 area on Map M. 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.
- 5.19 The following Policy requires proposals to contribute positively to making town centres better places to live, work and visit by encouraging a mix of uses and infrastructure. 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.
- 5.20 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.

- 5.21 The use of green infrastructure, particularly trees, can create a barrier or maintain separation between sources of air pollution and receptors. In town centre areas where traffic is often in close proximity to where people live, work or carry out daily activities, green infrastructure can provide mitigation from air pollution.
- 5.22 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 DM1-11 and other relevant policies in the Development Plan.

DM27: 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 schemes, particularly 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.
- d) Green infrastructure, particularly where this contributes to the mitigation of air pollution.

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

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

Access and Servicing

- 5.23 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.

- 5.24 The Council has identified areas in Godalming and Haslemere on the maps below where the use of rear access and servicing is appropriate. These are set out below. For the Haslemere Key Site (Policy DS 01), redevelopment proposals should take into account the potential to improve rear access and servicing.

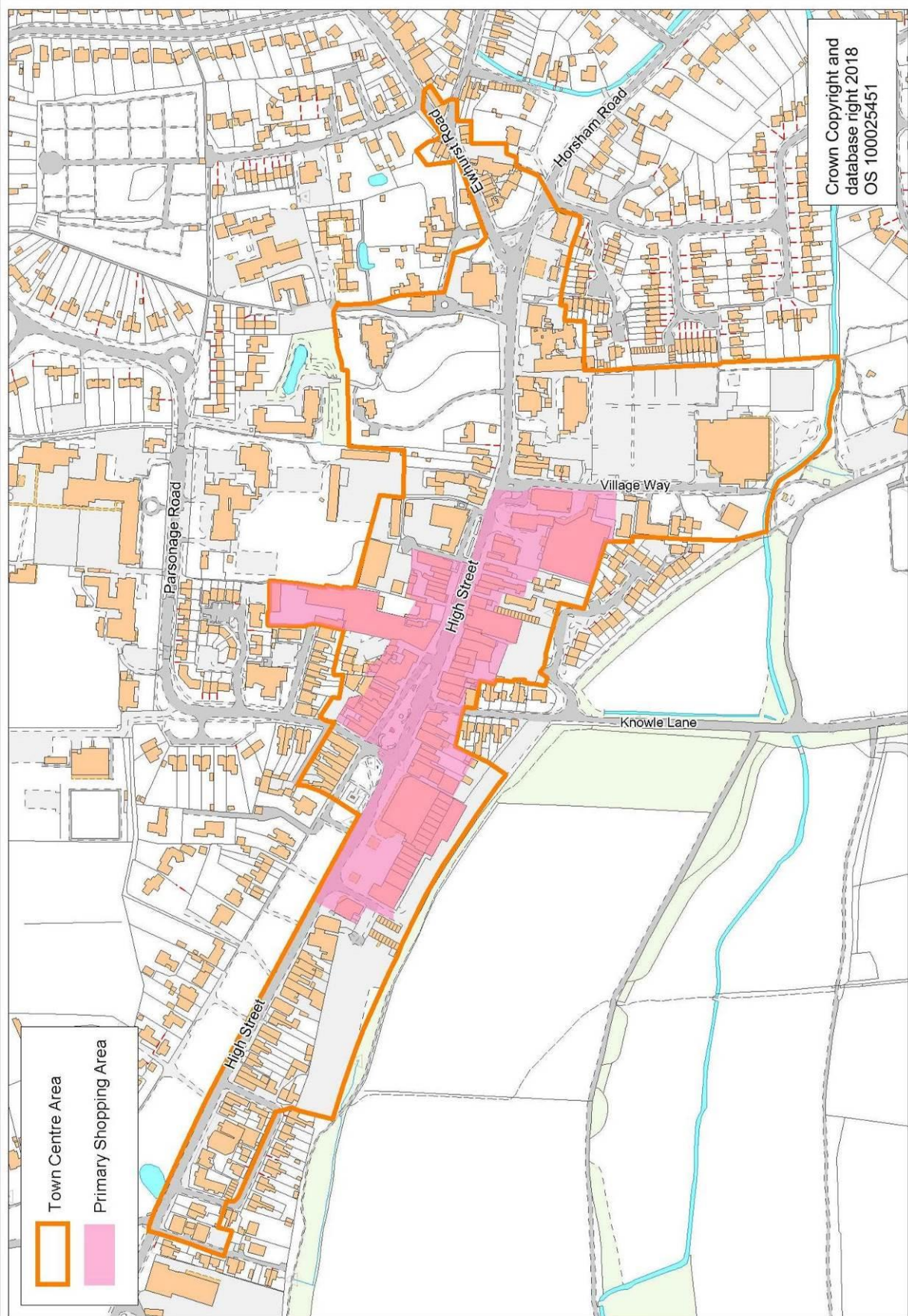
Godalming		Haslemere	
(a)	Moss Lane to Great George Street	(a)	Land between West Street & Lower Street
(b)	Crown Court to King's Arms & Royal Hotel	(b)	Land to the rear of High Street

DM28: Access and Servicing

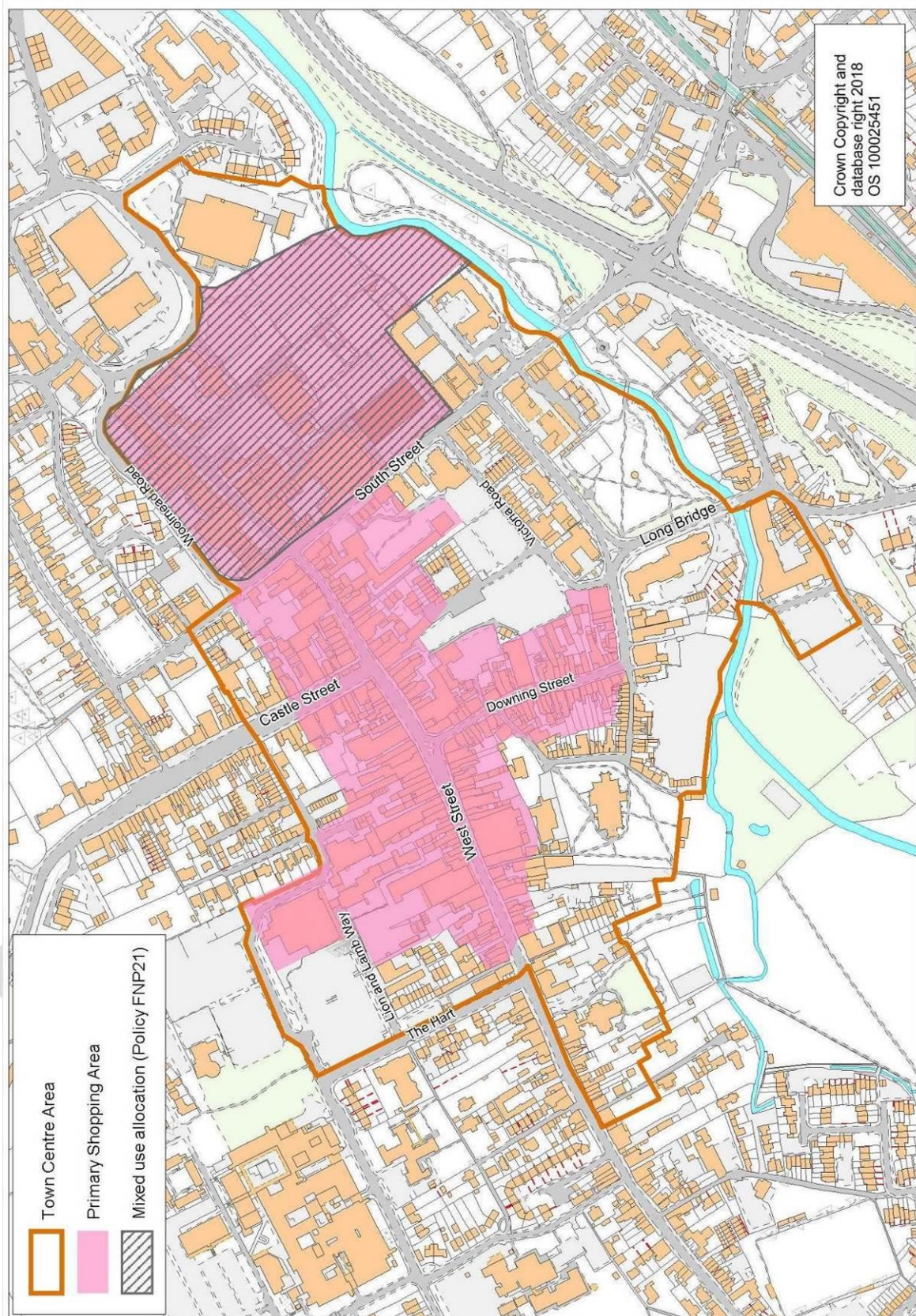
The Council will protect those access and servicing areas designated on the Adopted Policies Map where servicing is appropriate and capable of being delivered.

Monitoring	Indicator: Provision of access and servicing where appropriate. Target: No specific targets.
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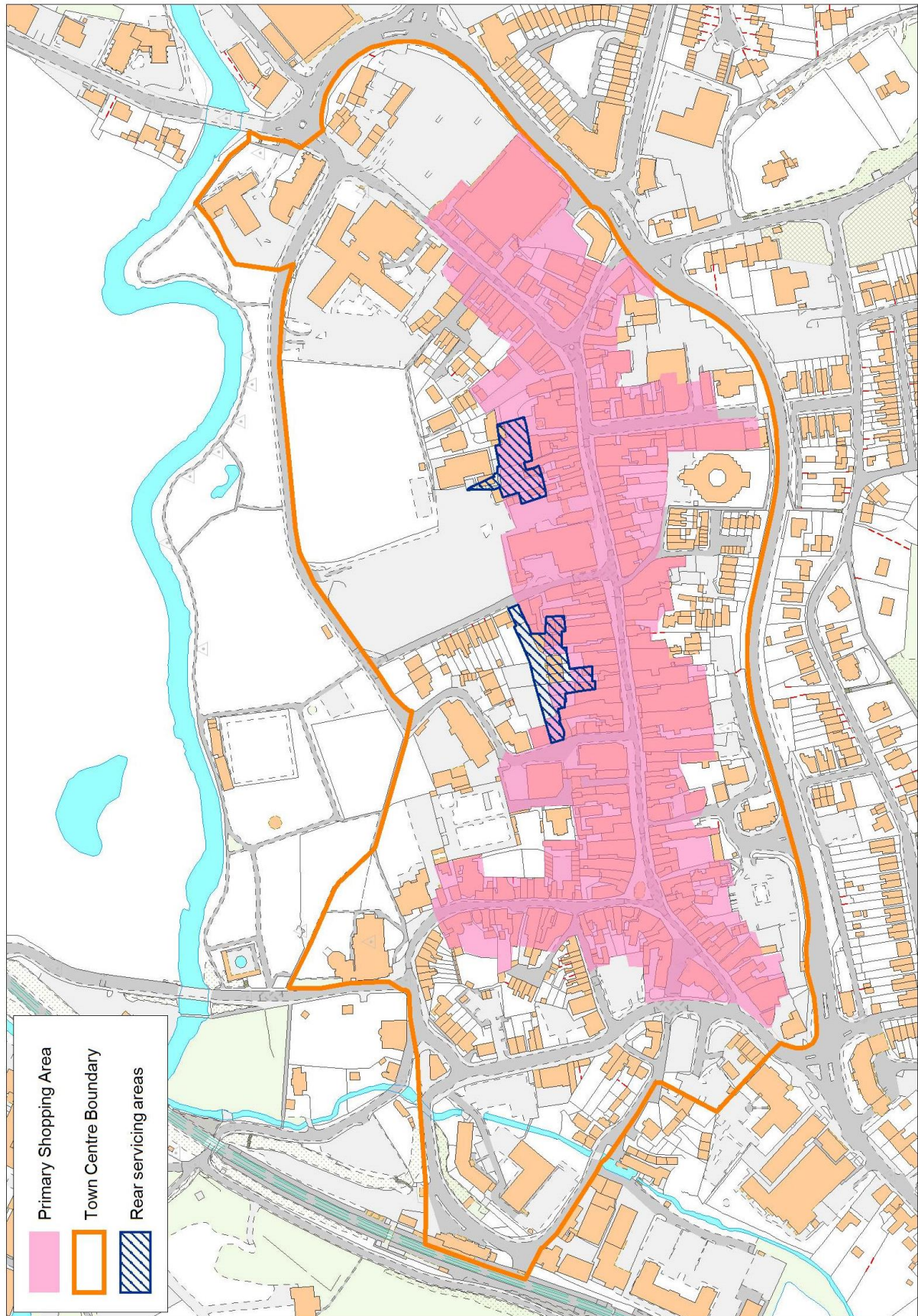
Map 36: Cranleigh Town Centre



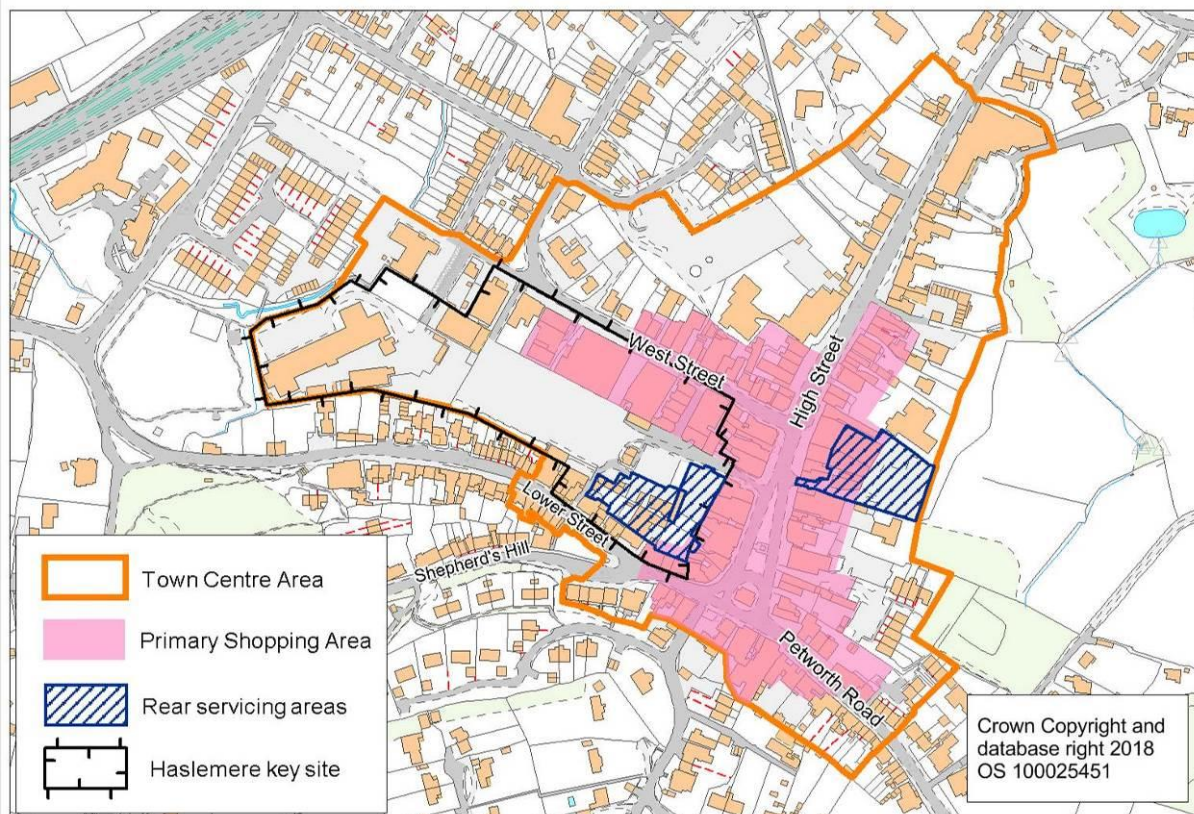
Map 37: Farnham Town Centre



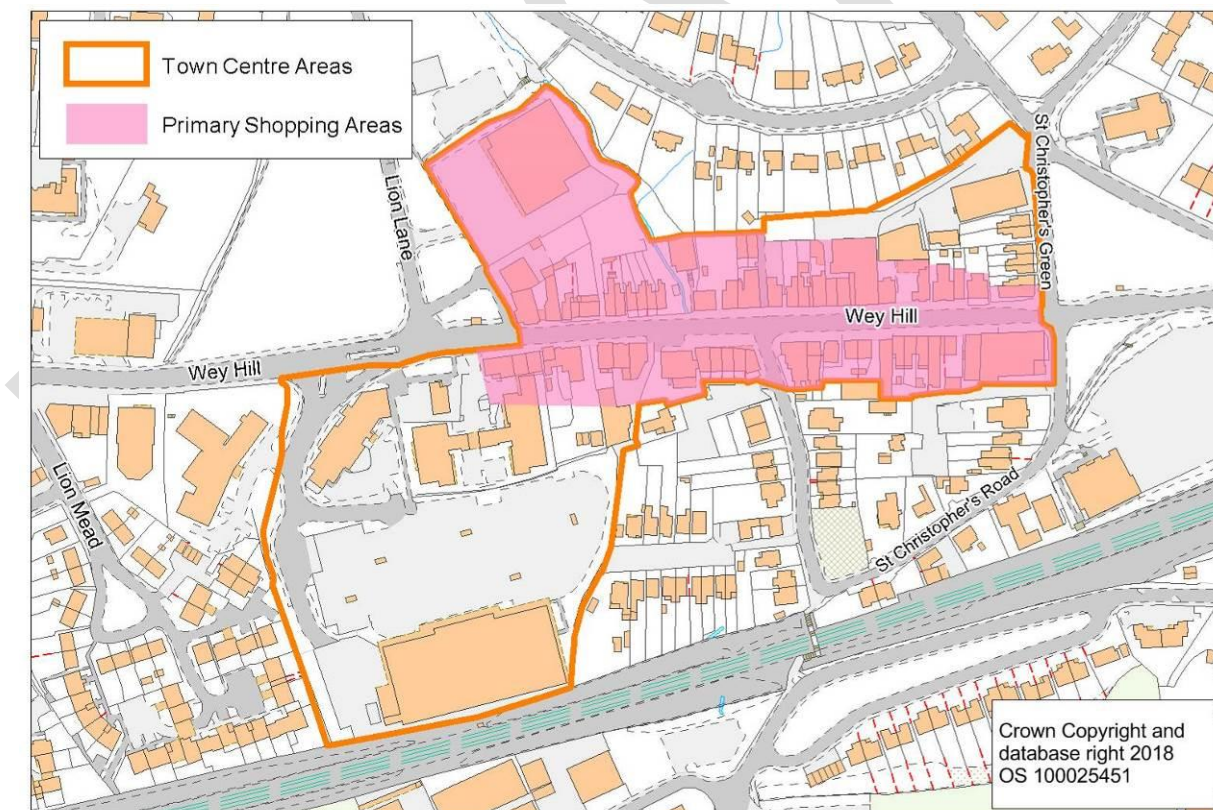
Map 38: Godalming Town Centre



Map 39: Haslemere Town Centre (Haslemere)



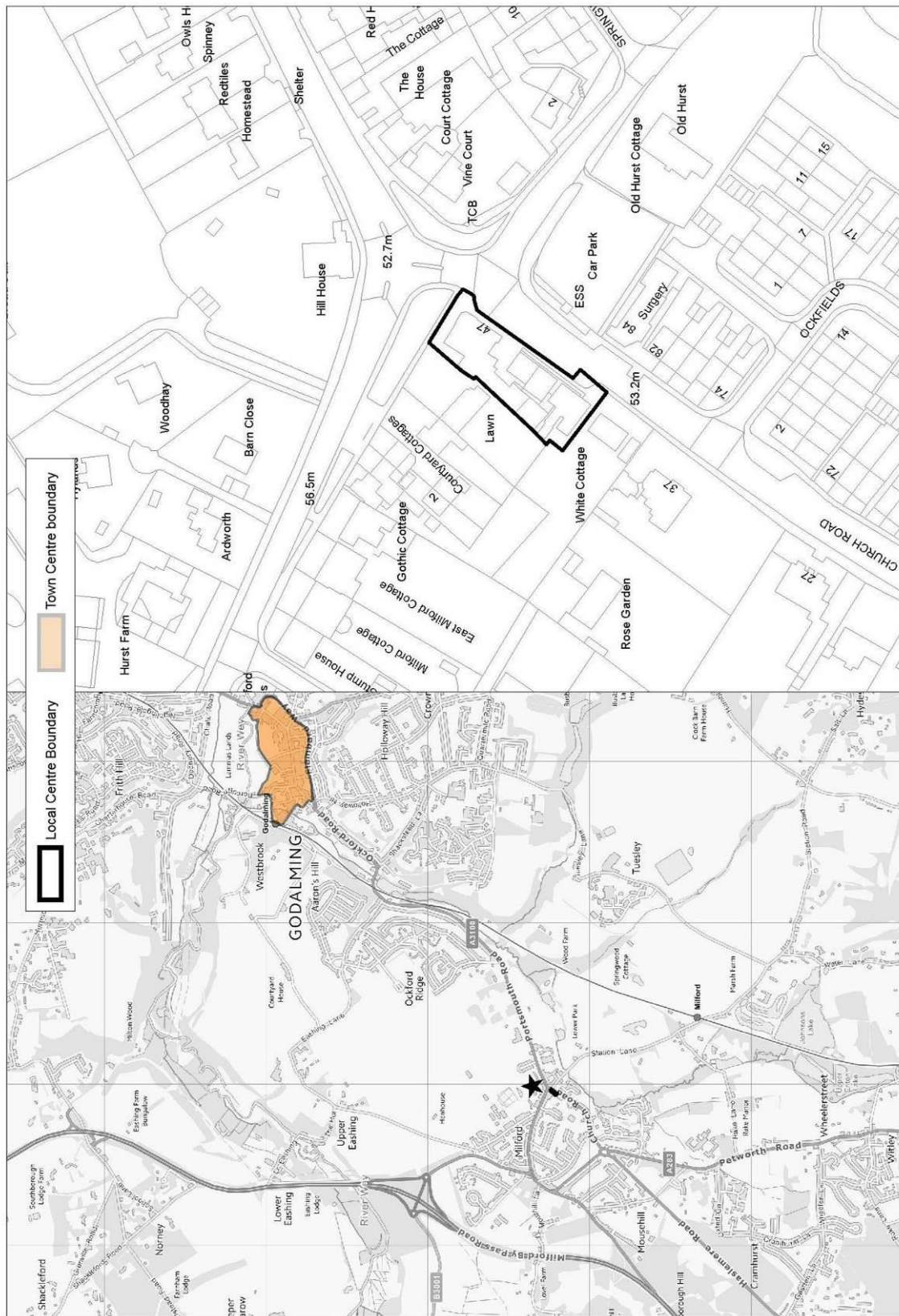
Map 40: Haslemere Town Centre (Wey Hill)



Local Centres

- 5.25 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 Waverley's retail hierarchy, Farncombe, Bramley and Milford are considered to be local centres.
- 5.26 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.
- 5.27 Local Plan Part 1 Policy TCS2 identifies the local centres in Waverley as Farncombe, Bramley and Milford. It was initially intended that Local Plan Part 2 would designate the specific boundaries for all the local centres. However, the Godalming and Farncombe Neighbourhood Plan was 'made' (adopted) in August 2019 and designates the boundary for the Farncombe local centre and Bramley Parish Council proposes to designate the boundary for Bramley local centre in the Bramley Neighbourhood Plan. Local Plan Part 2 will therefore no longer designate these boundaries and only designate the boundary for Milford local centre.

Map 41: Milford Local Centre



Advertisements

- 5.28 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 Town and County Planning CP (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.
- 5.29 Policy DM29 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.
- 5.30 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.
- 5.31 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.

DM29: 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.

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

Telecommunications

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

5.33 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 as well as the historic and built environment. Telecommunications infrastructure should also be designed with nature conservation interests in mind. 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.

DM30: 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	Indicator: Refusal of applications, and dismissal at appeal, for telecoms development which would have an unduly harmful impact on valued landscapes. Improvements to telecommunications coverage and broadband network speeds, without harm to valued landscapes. Targets: 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.

Filming

- 5.34 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.
- 5.35 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.
- 5.36 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.

DM31: Filming

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

Explanatory Notes

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

Monitoring	Indicator: Support for responsible filming projects within the Borough. Target: No specific targets.
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Tourism and Recreation

- 5.37 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. Waverley has a variety of accommodation choices for visitors from budget hotels and B&Bs to 4-star hotel and spa facilities. It is important that these facilities are retained to give visitors the option for overnight stays and to support local economies. In addition to visitor accommodation, it is also important to retain visitor related facilities so that people have places to spend time at while they are visiting the area. These include, but are not limited to: arts venues, family attractions, local museums and places to eat and drink such as public houses.
- 5.38 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.
- 5.39 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 or historic environment. Tourism facilities may also provide an opportunity to provide enhancements to the natural and/or historic environment.
- 5.40 Tourism facilities will often be in relatively isolated locations and developers should seek to ensure sites provide safe access inclusive to all, maximise the use of sustainable transport modes and avoid generating excessive vehicular movements. This could be achieved, for example, by providing facilities for walkers and cyclists or providing shuttle services to public transport hubs.

DM32: 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 visitor-related facilities (including public houses), and when considering development proposals that result in the loss or partial loss of existing visitor accommodation or visitor-related facilities, the Council will take into account:
 - a) the viability of the existing enterprise and the public demand for it; and
 - b) the availability of other similar establishments within the area.

There will be a presumption against a change of use from existing visitor accommodation, visitor-related facilities 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, rural development initiatives and sustainable tourism, 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.

Explanatory Notes

5.41 For the purposes of this policy, where a proposal involves the loss or partial loss of existing visitor accommodation or visitor-related facilities, this must be supported by evidence which demonstrates that the existing facility is no longer viable, or is incapable of improvement to a good standard. This should include, where appropriate:

- financial evidence to show any decline in trade, together with any relevant details of investment into the promotion and/or improvement of the business;
- any marketing strategy employed, such as details of the length of time and information on how and where the property has been marketed.
- social and/or demographic information and/or customer surveys which demonstrate any altered client/visitor use of the premises;
- the contribution the existing facility makes to its locality, in terms of spin-off benefits to other local businesses and its contribution to the social life of the community; and
- the availability and location of alternative visitor accommodation or facilities.

Monitoring	Indicator: Monitoring of applications which involve a gain or loss of visitor accommodation. Target: A net increase in visitor accommodation. Retention of existing visitor accommodation.
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- 5.42 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. Railway lines can also be rich in wildlife, acting as corridors linking different wildlife areas or habitat together.

DM33: 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.

Monitoring	Indicator: Refusal of applications, and dismissal at appeal, for proposals which would prejudice the retention of the Downs Link. Target: Protection and improvement of the Downs Link as a sustainable movement corridor.
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- 5.43 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.

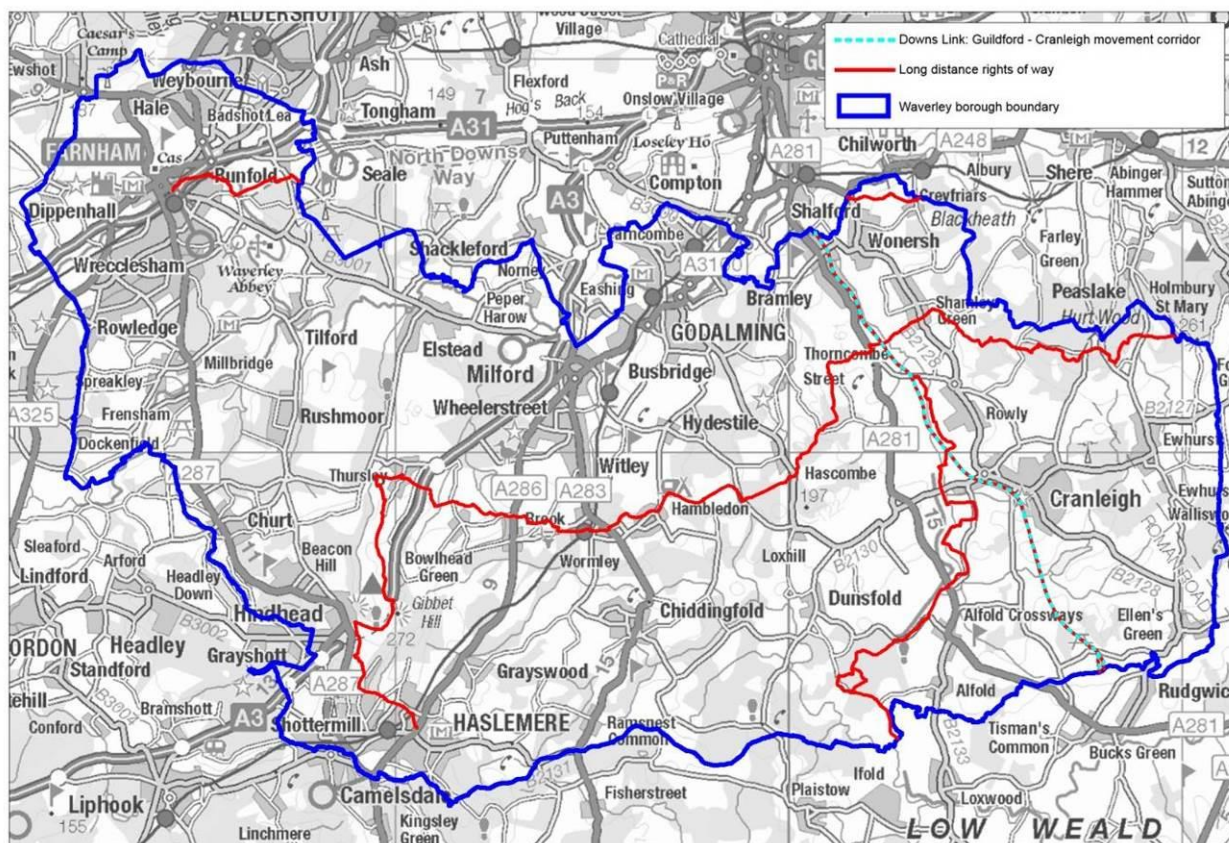
DM34: Access to the Countryside

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.

Monitoring	Indicator: Protection and enhancement of long distance Rights of Way within the Borough. Target: No specific targets.
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Map 42: 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. In addition, the minerals and waste local plans produced by Surrey County Council also form part of the Development Plan and must also be considered.

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 of Local Plan Part 1, 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).

DM35: 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.

Local Plan Part 1 parent policies	AHN3: Housing Types and Size
Monitoring	Indicator: Refusal of applications, and dismissal at appeal, for proposals which result in the net loss of 5 or more dwellings. Proposals for subdivision being of a high quality. Targets: No significant loss of housing stock through the amalgamation of dwellings, and support for the appropriate subdivision of larger buildings.

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 2019, there are 91 applicants registered on the Waverley Self-Build and Custom Housebuilding Register. Of these applicants 24 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 Self-Build and Custom 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 DM36 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.

DM36: 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.

Local Plan Part 1 parent policies	Policy AHN3: Housing Types and Size
Other documents or guidance	Waverley Borough Council Self-Build and Custom Housebuilding Register
Monitoring	Indicator: Number of self-building and custom housebuilding plots granted against the need identified through the Council's Self-Build and Custom Housebuilding Register. Target: Sufficient permissions for self-build and custom housebuilding plots granted to meet the demand on the Council's Self-Build and Custom Housebuilding Register.

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 or 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.
- 7.3 In relation to the housing allocations needed to meet the Local Plan Part 1 requirement, Local Plan Part 2 will deal with Haslemere, and Witley (including Milford).
- 7.4 During the preparation of Local Plan Part 2, it was also envisaged that the Plan would deal with housing allocations in Godalming and Elstead. However, it has now been decided that housing allocations for Elstead will be made through the neighbourhood plan. In relation to Godalming, the minimum housing target of 1,520 set in Local Plan Part 1 has been exceeded by 219 dwellings. As a result, it has been decided that housing allocations for Godalming are no longer required in Local Plan Part 2.
- 7.5 Neighbourhood plans will deal with the housing allocations in Bramley, Chiddingfold, Cranleigh, Dunsfold and Elstead. In all other unmentioned Waverley parishes the minimum housing allocation set in Local Plan Part 1 has already been met, therefore there is no need to allocate housing for these areas in either Local Plan Part 2 or neighbourhood plans.
- 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. The LAA is a living document, and a further update has been published alongside this Plan. 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 LAA. The Council's assessment of a site may, however, differ from that of used within neighbourhood plans groups, which can use bespoke methodology tailored to local circumstances.
- 7.9 There is a requirement to review Local Plans within five years of adoption. As such, in the event that any neighbourhood plans allocating housing do not progress in a timely manner, this can be considered when reviewing the Local Plan. 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.

Housing Sites in Haslemere

- 7.10 The minimum housing target for Haslemere is 990, as set in Local Plan Part 1. As of 1st April 2020, there have been 218 completions within Haslemere. There are also 299 outstanding permissions (including resolutions to permit) and windfalls are anticipated to contribute a further 153 dwellings. This totals 670 committed dwellings for Haslemere, meaning that there is an outstanding requirement to allocate a minimum of 320 dwellings through Local Plan Part 2.
- 7.11 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 Phase II SPA and subject to the size and location of a site, this can be another significant constraint.
- 7.12 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.
- 7.13 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 single greenfield site outside the AONB. The Green Belt Review did not identify any areas of Green Belt as potentially suitable for removal in Haslemere, and no changes are proposed.
- 7.14 For sites that lie between 400m and 5km of the Wealden Heaths SPAs, a project-level HRA may be required to ensure there would be no likely significant impacts on the SPA, in accordance with Local Plan Part 1 Policy NE1.
- 7.15 At the application stage of all these sites, appropriate assessment of the impacts of development on nature conservation interests, groundwater resources, the landscape, and heritage assets will need to be undertaken, and any necessary mitigation implemented, alongside the promotion of sustainable transport, in accordance with the policies in Local Plan Part 1 and Local Plan Part 2.
- 7.16 The proposed site allocations for Haslemere are set out in the following policies, DS1 – DS11. These sites are anticipated to deliver 320 additional dwellings, against the outstanding requirement of 320.

Development Sites in Haslemere

DS 01 – Haslemere Key Site, West Street, Haslemere – 40 additional dwellings

DS 02 – Central Hindhead, London Road, Hindhead – 38 dwellings

DS 03 – Land at Andrews, Portsmouth Road, Hindhead – equivalent of 35 additional dwellings

DS 04 – Land at Wey Hill Youth Campus, Haslemere – 40 additional dwellings

DS 05 – Haslemere Preparatory School, The Heights, Hill Road, Haslemere – 21 additional dwellings

DS 06 – Red Court, Scotland Lane, Haslemere – 50 dwellings

DS 07 – Fairground Car Park, Wey Hill, Haslemere – 55 dwellings

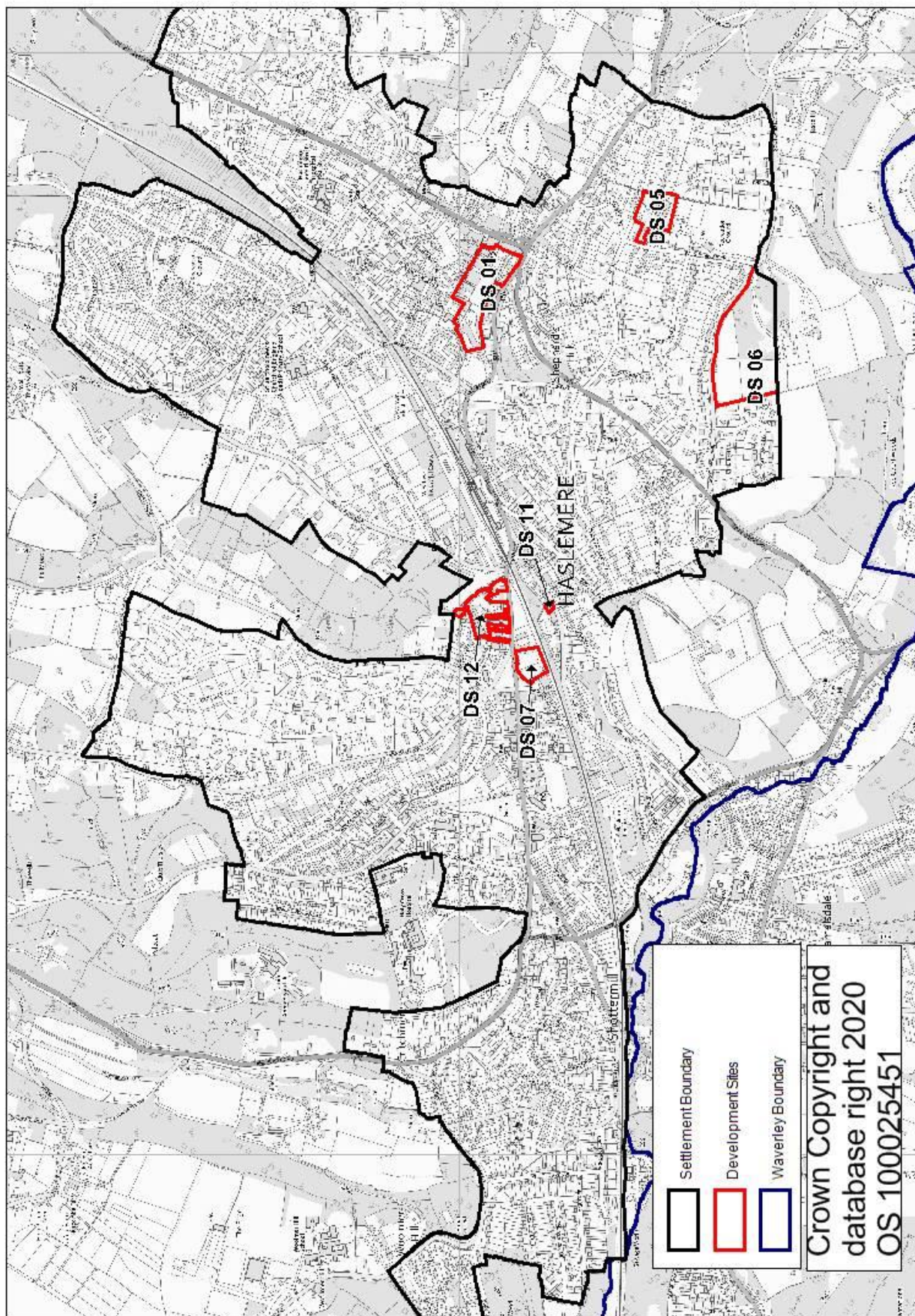
DS 08 – The Old Grove, High Pitfold, Hindhead – 18 dwellings

DS 09 – National Trust Car Park, Branksome Place, Hindhead Road, Haslemere – 13 dwellings

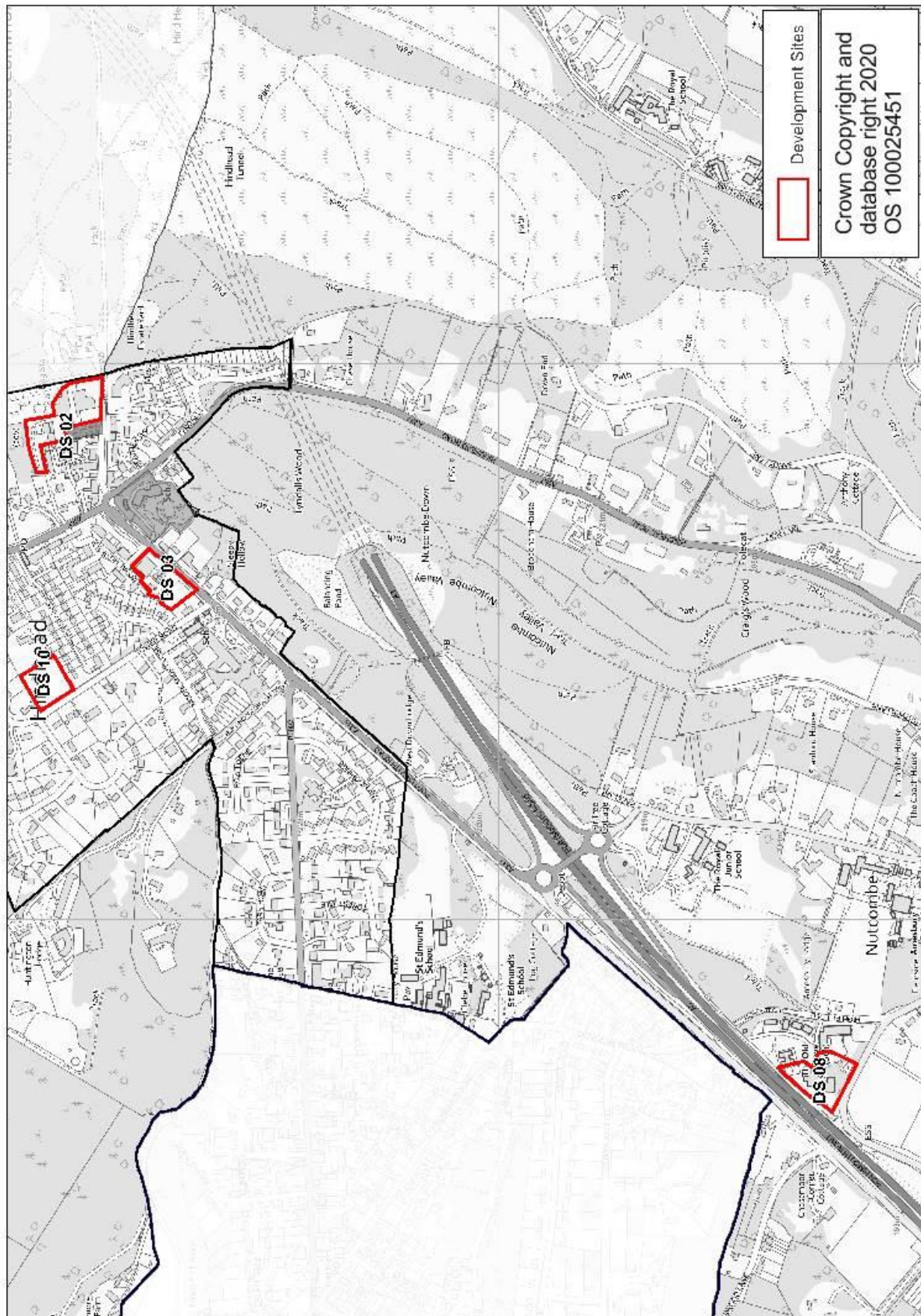
DS 10 – Hatherleigh, Tower Road, Hindhead – 5 additional dwellings

DS 11 – 34 Kings Road, Haslemere – 5 additional dwellings

Map 43: Proposed housing allocations in Haslemere



Map 44: Proposed housing allocations in Hindhead, Haslemere



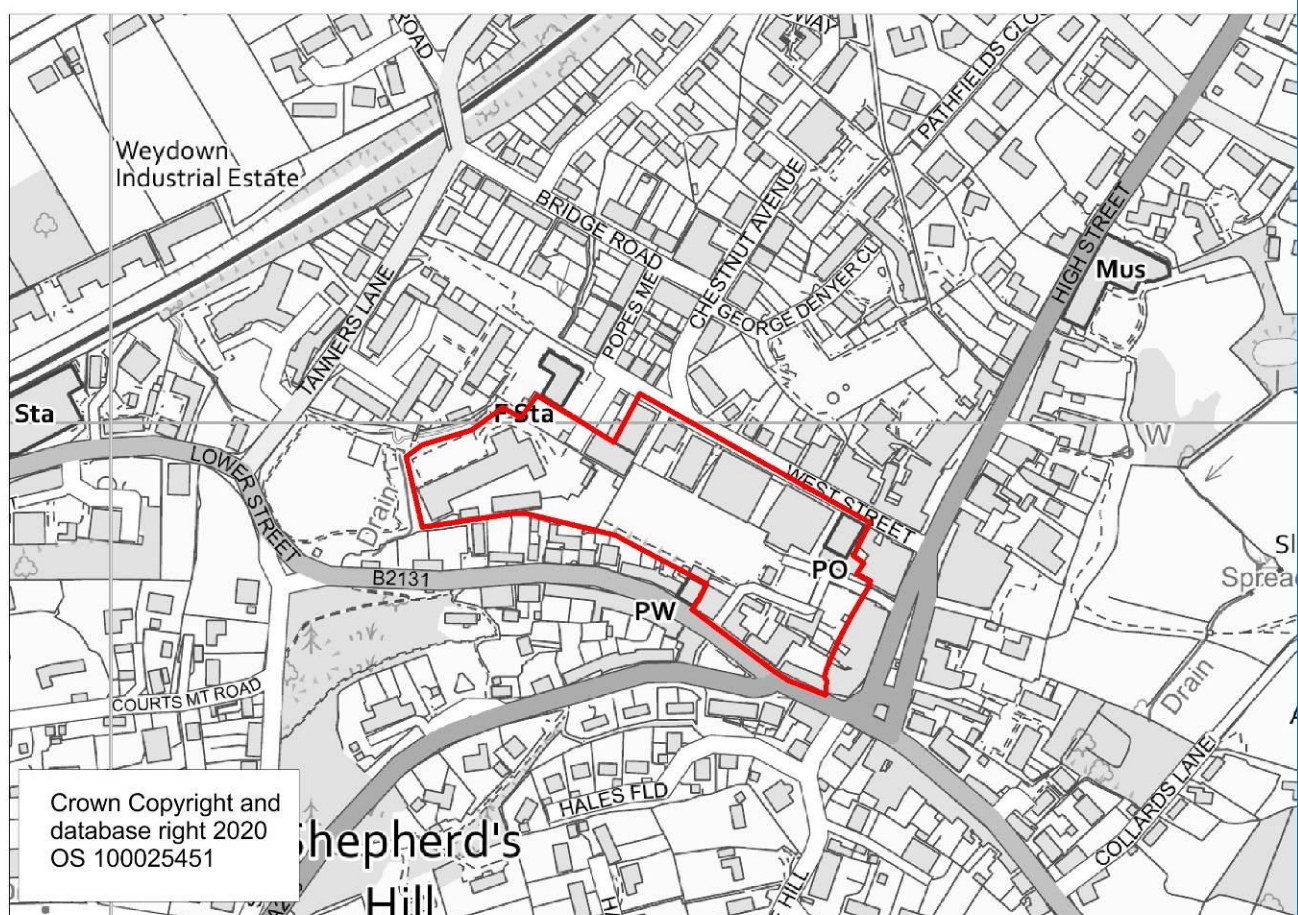
DS 01: Haslemere Key Site, West Street, Haslemere

Land at the Haslemere Key Site as identified on the Policies Map is allocated for at least 40 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 at least 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.
- e) The demonstration that development will not have a likely significant effect on protected habitats sites.

Size	2.5ha	Existing use	Mixed
LAA ID	141	Approximate density	50-150dph
Key Constraints:	• Conservation Area • Setting of Listed Buildings • Wealden Heaths II Special Protection Area 5 Km zone • Sites and Areas of High Archaeological Potential • Rear Servicing • Flood Zones 2 and 3 • Source Protection Zone 2		
Description:	This town centre site, partly owned by the Council, has potential for intensification. It is allocated for at least 40 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. 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. 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.		

Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.

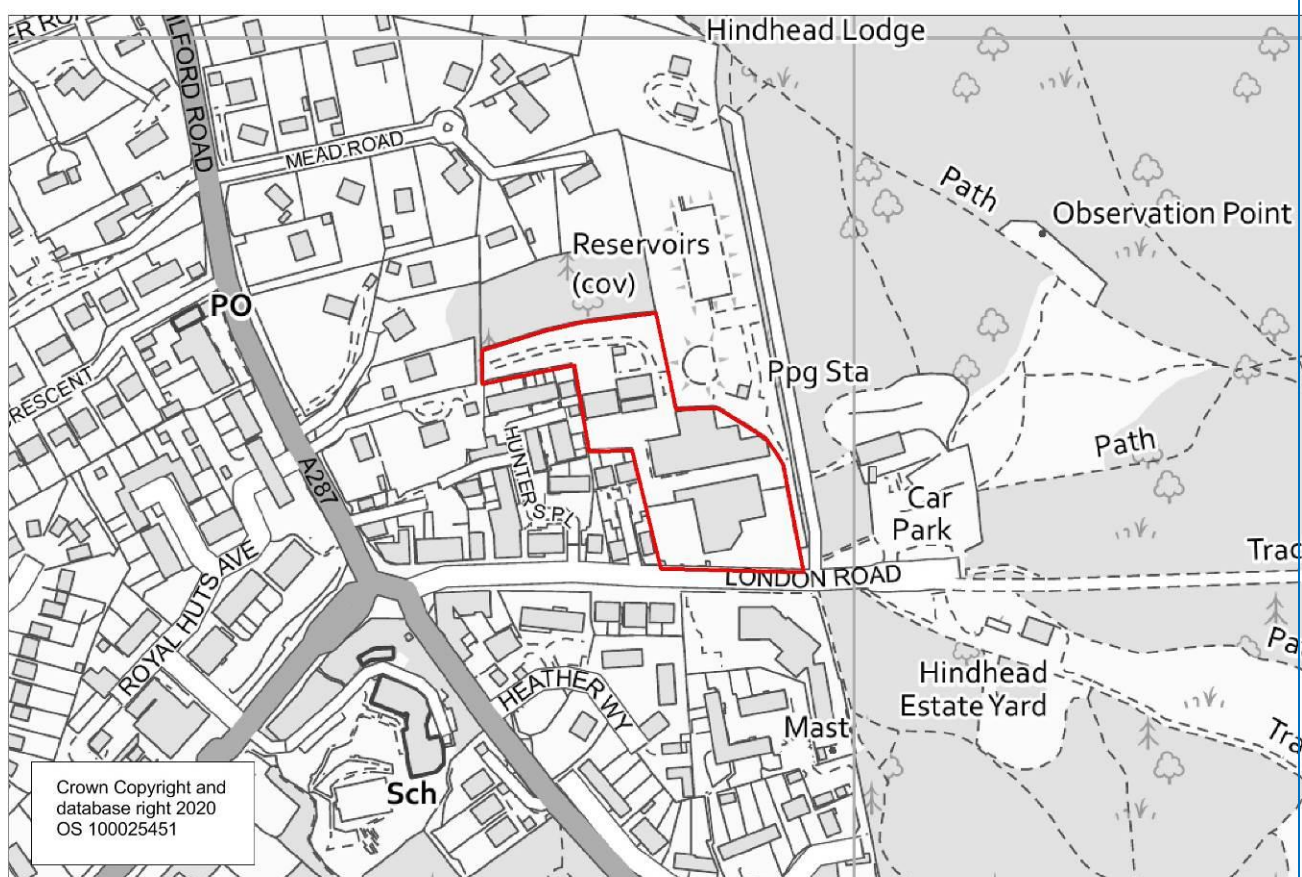


This map is indicative only.

DS 02: Central Hindhead, London Road, Hindhead

Land at Central Hindhead, as shown on the Policies Map, is allocated for approximately 38 dwellings, subject to compliance with the Hindhead Avoidance Strategy.

Size	1.6ha	Existing use	Car sales
LAA ID	144	Approximate density	24dph
Key Constraints:	• Wealden Heaths II Special Protection Area 400m zone • Hindhead Concept Area • Potentially contaminated land • Source Protection Zone 2.		
Description:	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 38 dwellings. 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. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.		

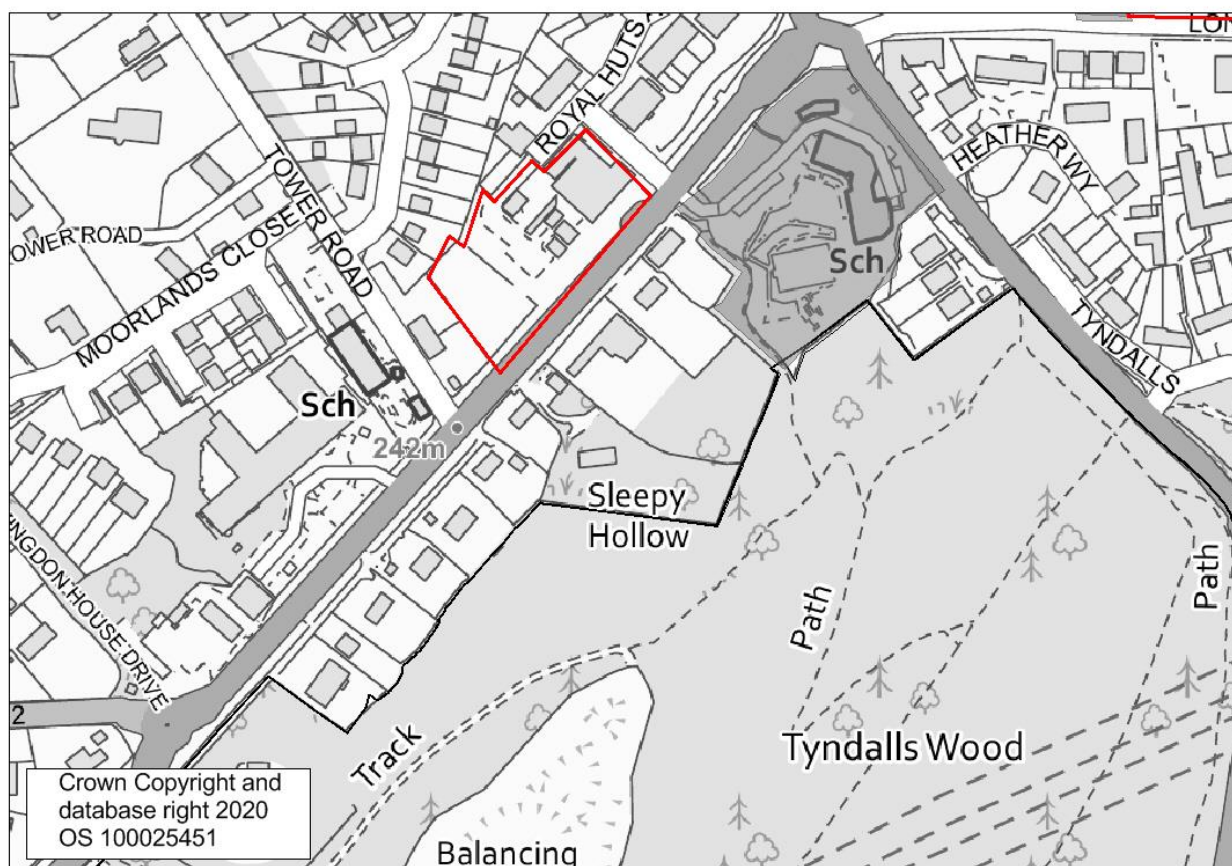


DS 03: Land at Andrews, Portsmouth Road, Hindhead

Land at Andrews as identified on the Policies Map is allocated for a 67 bed care home, equivalent to 35 additional dwellings, subject to:

- a) Retention and enhancement of mature trees and other landscape features wherever possible.
- b) The demonstration that development will not have a likely significant effect on protected habitats sites.

Size	0.55	Existing use	Mixed
LAA ID	145	Approximate density	70 dph
Key Constraints:	• Wealden Heaths I Special Protection Area 5 Km zone • Wealden Heaths II Special Protection Area 400m / 1 Km zone • East Hants Special Protection Area 5 Km zone • Source Protection Zone 3		
Description:	The site is currently used for a mixture of uses, including: offices, residential, industrial workshops, retail, leisure and storage. The majority of the site is located within the 400m buffer zone of the Wealden Heaths II Special Protection Area (SPA). As a result, to ensure the integrity of the SPA is not harmed by a proposal, it is considered that redevelopment of the site from its current mixed use to a high dependency care home would be suitable.		

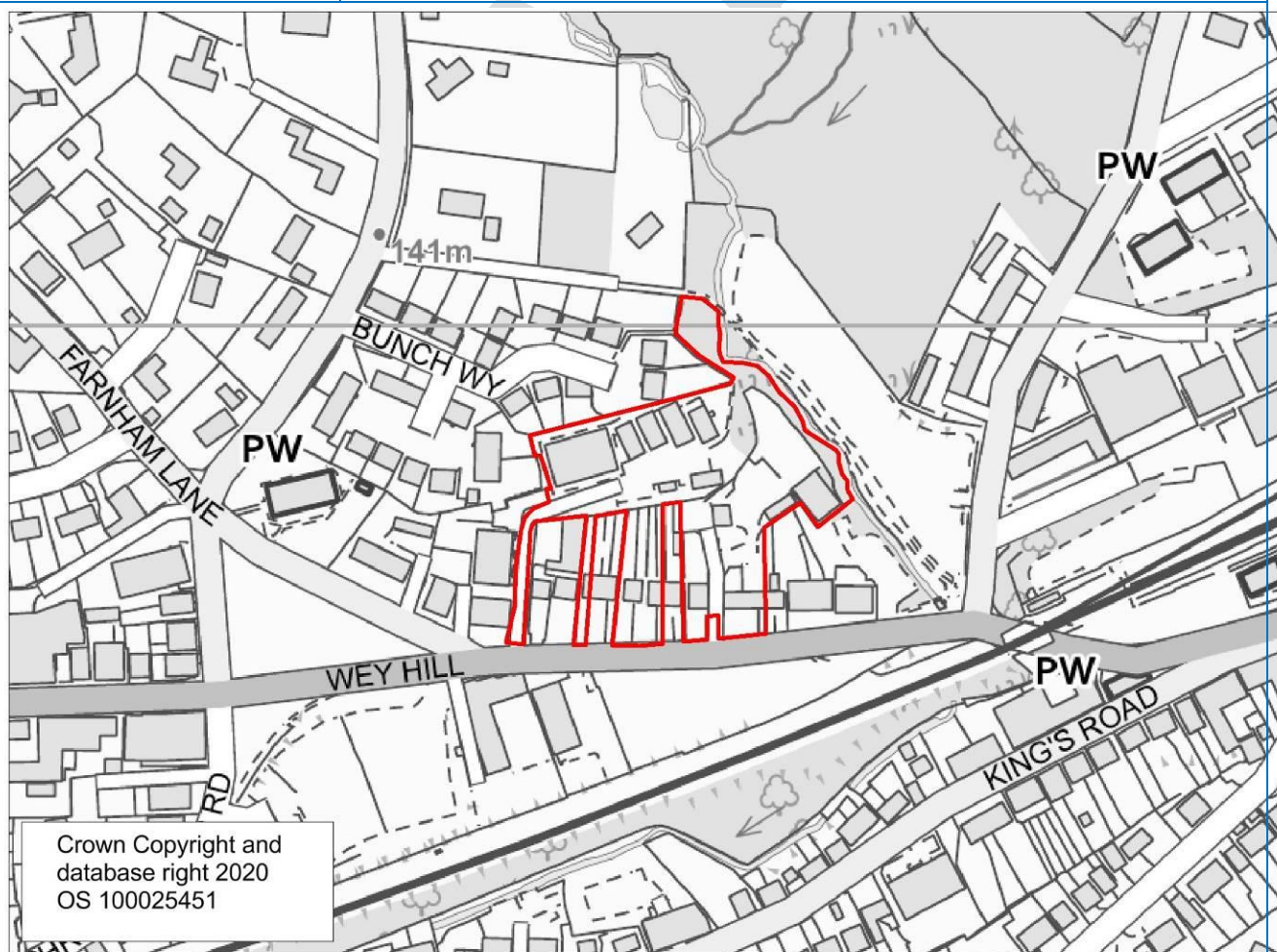


DS 04: Land at Wey Hill Youth Campus, Haslemere

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) The demonstration that development will not have a likely significant effect on protected habitats sites

Size	1ha	Existing use	Mixed
LAA ID	697	Approximate density	40dph
Key Constraints:	- Wealden Heaths II Special Protection Area 5 Km zone - Potentially contaminated land		
Description:	The Council is currently developing proposals to redevelop this site for 40 additional dwellings. The Council is working to ensure existing community groups which use the site can be housed elsewhere. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.		

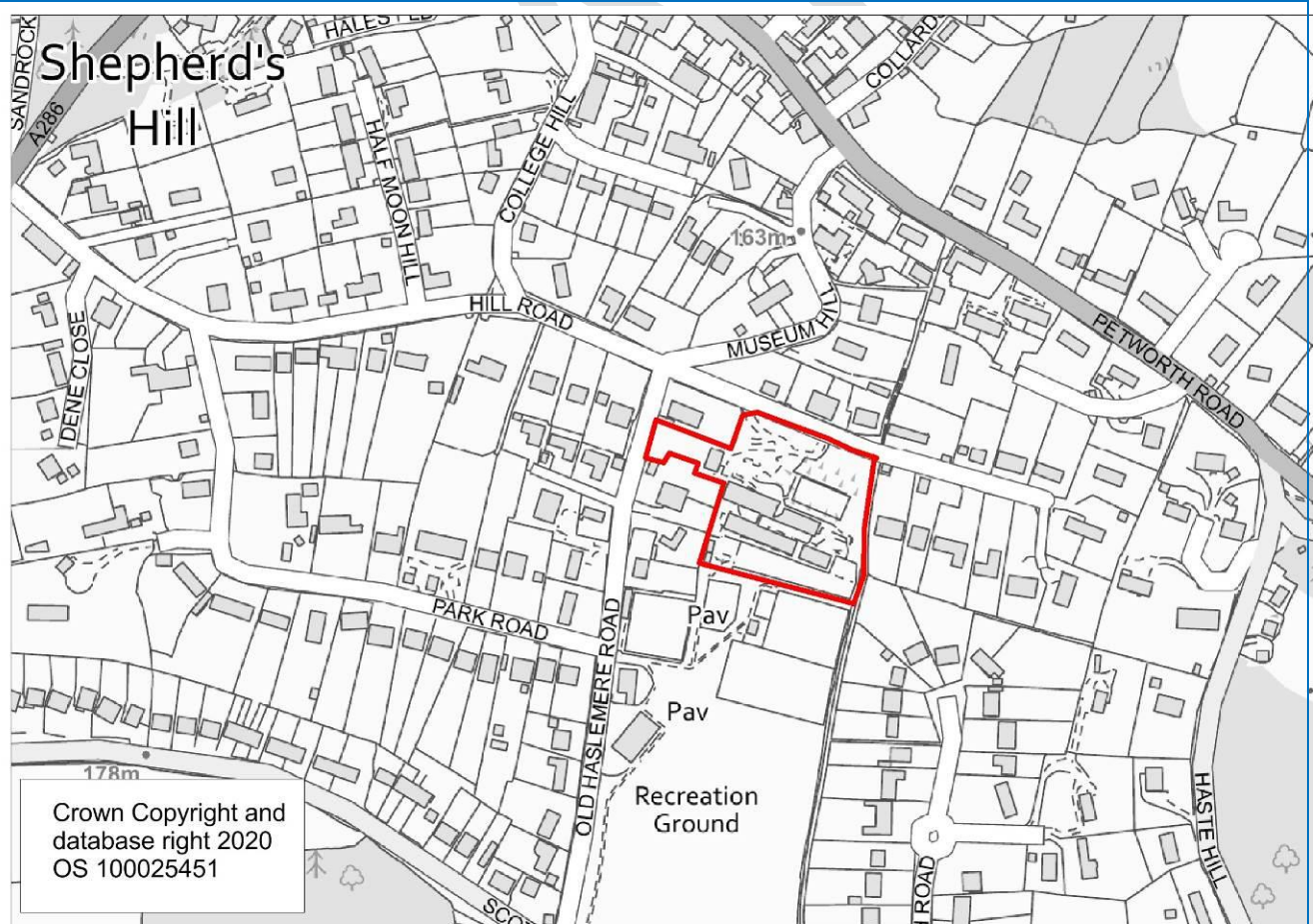


DS 05: Haslemere Preparatory School, The Heights, 5 Hill Road, Haslemere

Land at Haslemere Preparatory School as identified on the Policies Map is allocated for at least an additional 21 dwellings subject to:

- The retention or provision of trees in order to main wooded character of the Haslemere Hillside.
- 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.
- The demonstration that development will not have a likely significant effect on protected habitats sites.

Size	1ha	Existing use	Education
LAA ID	980	Approximate density	21dph
Key Constraints:	- Haslemere Hillside - Wealden Heaths II Special Protection Area 5 Km zone - Source Protection Zone 2		
Description:	This former preparatory school closed in 2016 and is considered suitable for redevelopment to provide at least 21 additional dwellings. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.		

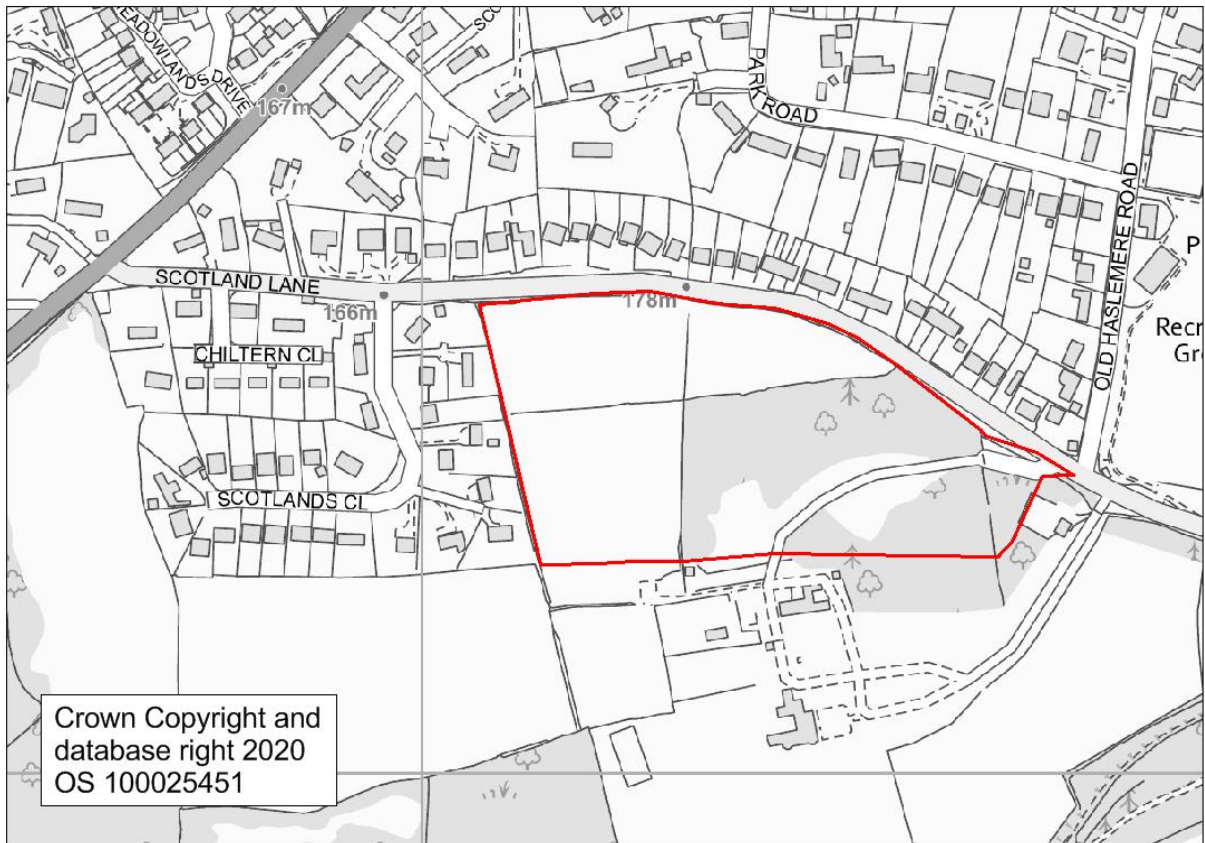


DS 06: Red Court, Scotland Lane, Haslemere

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) The demonstration that development will not have a likely significant effect on protected habitats sites.

Size	4.9ha	Existing use	Agriculture / woodland
LAA ID	987	Approximate density	10dph
Key Constraints:	• Area of Great Landscape Value treated as being within the Area of Outstanding Natural Beauty • Countryside beyond the Green Belt • Grade II Listed building • Wealden Heaths II Special Protection Area 5km Zone • Source Protection Zone 2		
Description:	This site adjoins, but is located 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. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.		

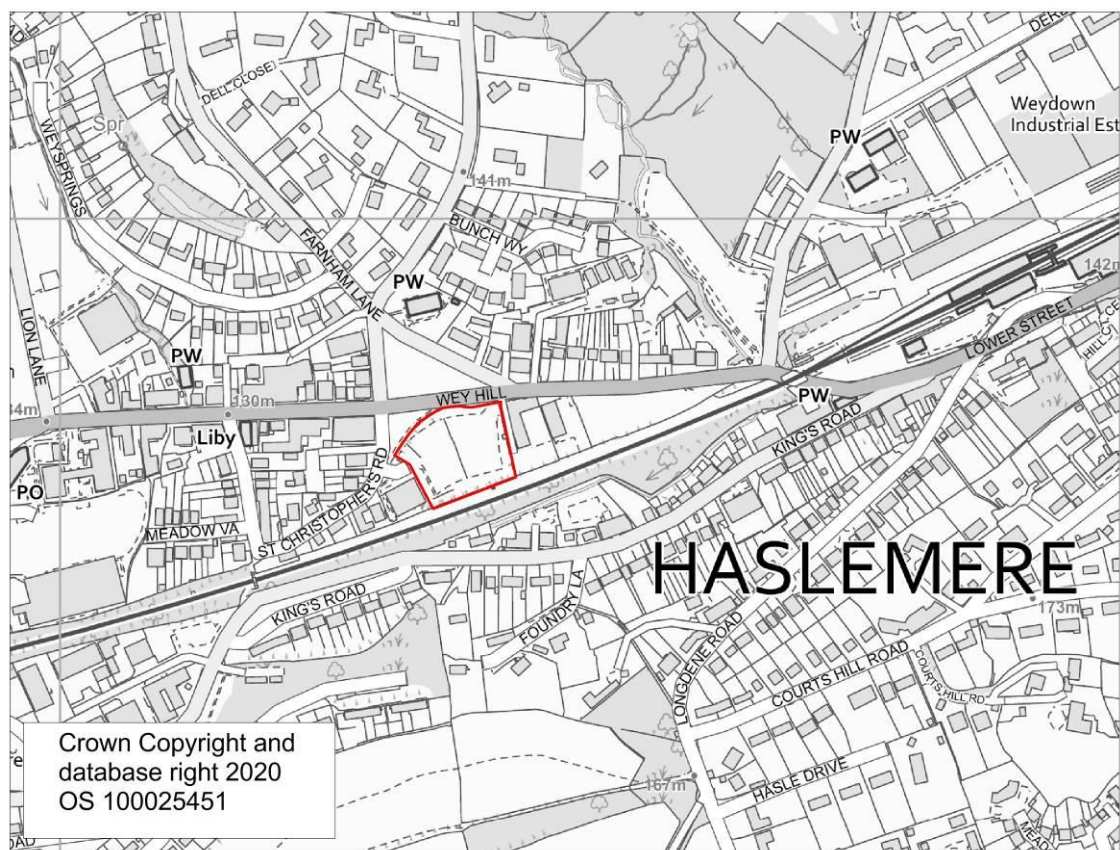


DS 07: Fairground Car Park, Wey Hill, Haslemere

Land at the Fairground Car Park as identified on the Policies Map is allocated for at least 55 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 existing parking space capacity, 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) The demonstration that development will not have a likely significant effect on protected habitats sites.

Size	0.6ha	Existing use	Parking
LAA ID	1004	Approximate density	90dph
Key Constraints:	• Potentially contaminated land • Wealden Heaths II Special Protection Area 5 Km zone		
Description:	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. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.DM36		

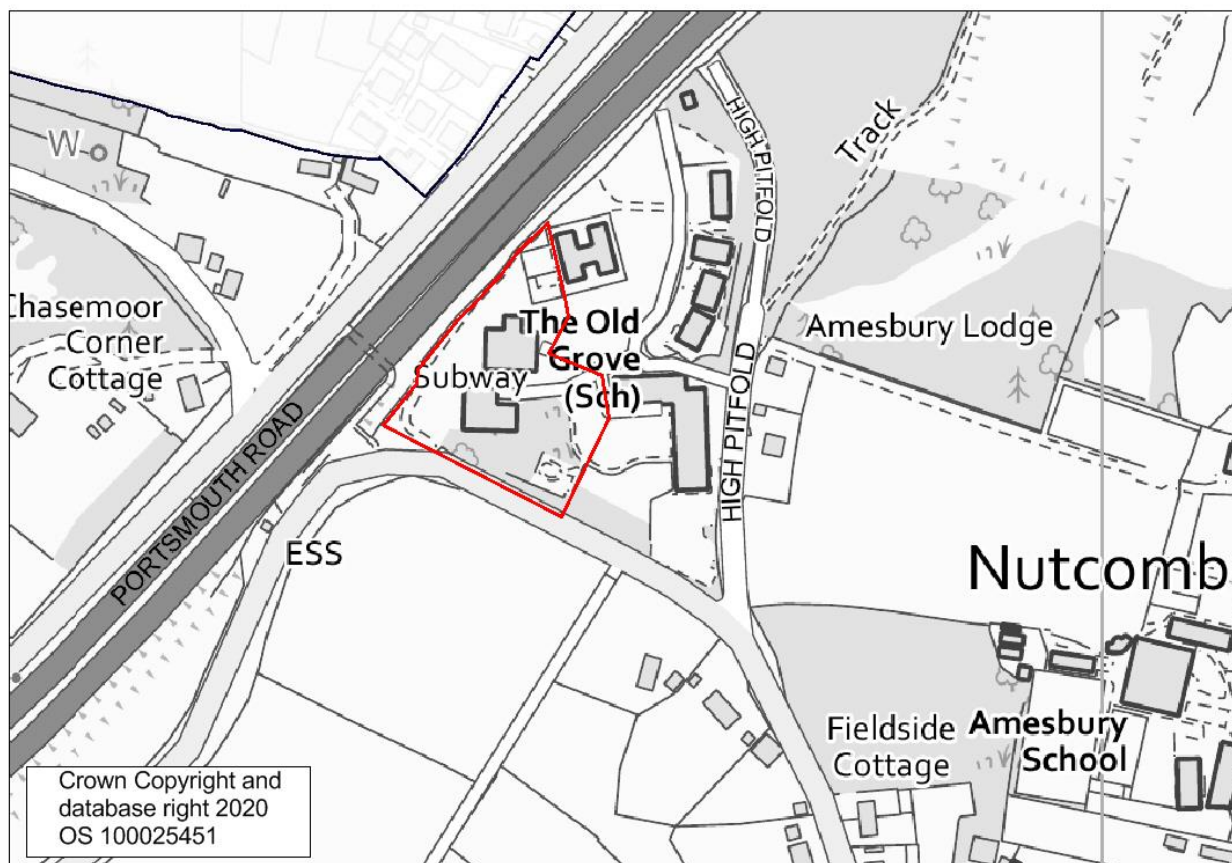


DS 08: The Old Grove, High Pitfold, Hindhead

The Old Grove as identified on the Policies Map is allocated for 18 dwellings, subject to:

- a) The demonstration that development will not have a likely significant effect on protected habitats sites.
- b) Ensuring the conservation of the landscape and scenic beauty of the AONB 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.

Size	0.78	Existing use	Residential
LAA ID	890	Approximate density	23dph
Key Constraints:	• Countryside beyond the Green Belt • Area of Outstanding Natural Beauty • Area of Great Landscape Value • Wealden Heaths I Special Protection Area 5 Km zone • Wealden Heaths II Special Protection Area 5 Km zone		
Description:	This is located in the AONB and AGLV, and currently sites two large buildings associated with the wider residential care accommodation on the site. Given the buildings currently on site, it is considered that redevelopment of the site for residential dwellings can occur with very little impact of the wider landscape character, viewpoints or visual receptors.		

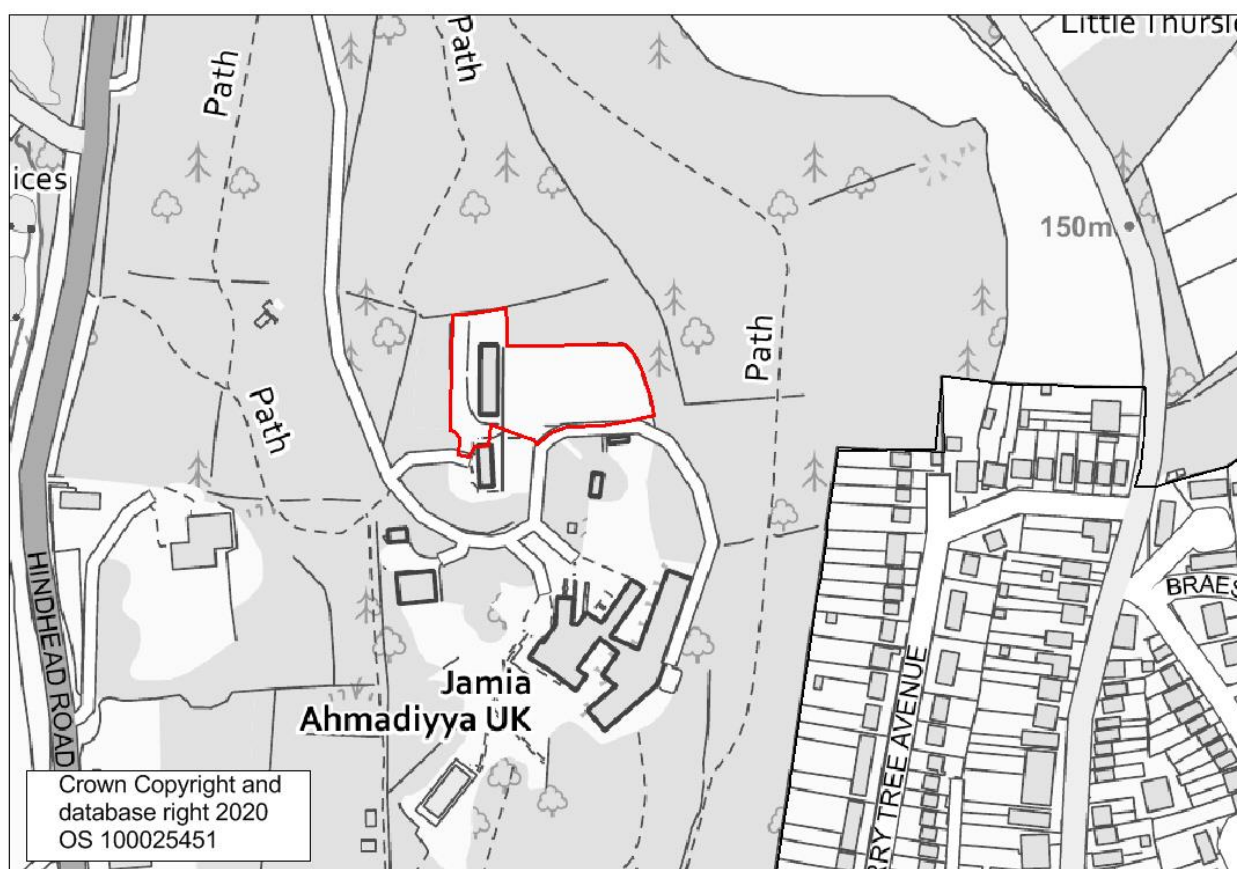


DS 09: National Trust Car Park, Branksome Place, Hindhead Road, Haslemere

The National Trust Car Park as identified on the Policies Map is allocated for 13 dwellings, subject to:

- a) The demonstration that development will not have a likely significant effect on protected habitats sites.
- b) Ensuring the conservation of the landscape and scenic beauty of the AONB 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.
- c) The achievement of satisfactory detailed access arrangements to the development from Hindhead Road.

Size	0.4 ha	Existing use	Parking
LAA ID	1105	Approximate density	30dph
Key Constraints:	• Countryside beyond the Green Belt • Area of Outstanding Natural Beauty (not subject to Policy) • Wealden Heaths II Special Protection Area 1 Km zone		
Description:	The site is currently used for car parking, it is considered that the site is suitable for redevelopment for 13 residential dwellings.		



DS 10: Hatherleigh, Tower Road, Hindhead

Hatherleigh as identified on the Policies Map is allocated for an additional 5 dwellings.

Size	0.49ha	Existing use	Residential
LAA ID	143	Approximate density	12dph
Key Constraints:	• Wealden Heaths I Special Protection Area 5 Km zone • Wealden Heaths II Special Protection Area 1 Km zone • Source Protection Source 1 and 3.		
Description:	This site consists of a residential property on an extensive plot, this site is suitable for small scale development. Any proposal would have to give due regard to the relationship with neighbouring properties.		



DS 11: 34 Kings Road, Haslemere

34 Kings Road as identified on the Policies Map is allocated for an additional 5 dwellings.

Size	0.3	Existing use	Residential
LAA ID	1067	Approximate density	20
Key Constraints:	Wealden Heaths II Special Protection Area 5 Km zone		
Description:	This site consists of a residential property on a large plot. There is a varied and diverse 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.		



Housing Sites in Milford and Witley

- 7.17 The minimum housing target for the parish of Witley (including Milford) is 480, as set in Local Plan Part 1. As of 1st April 2020, there have been 64 completions within Witley parish. There are also 213 outstanding permissions. This totals 277 committed dwellings for Witley, meaning that there is an outstanding requirement to allocate a minimum of 203 dwellings through Local Plan Part 2.
- 7.18 The settlements of 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. The principle of amending the Green Belt and settlement boundaries for Milford and Witley to accommodate the planned level of growth was identified in Local Plan Part 1. The sites proposed for allocation are all currently within or partly within the Green Belt and the detailed adjustments to the settlement and Green Belt boundaries for Milford and Witley as a result of these allocations are detailed in Chapter 3: Location of Development.
- 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 Local Plan Part 1 Policy NE1.
- 7.20 The proposed housing allocations for Milford and Witley are set out in Policies DS12-DS14. These sites are anticipated to deliver 204 additional dwellings, against an outstanding requirement of 203.

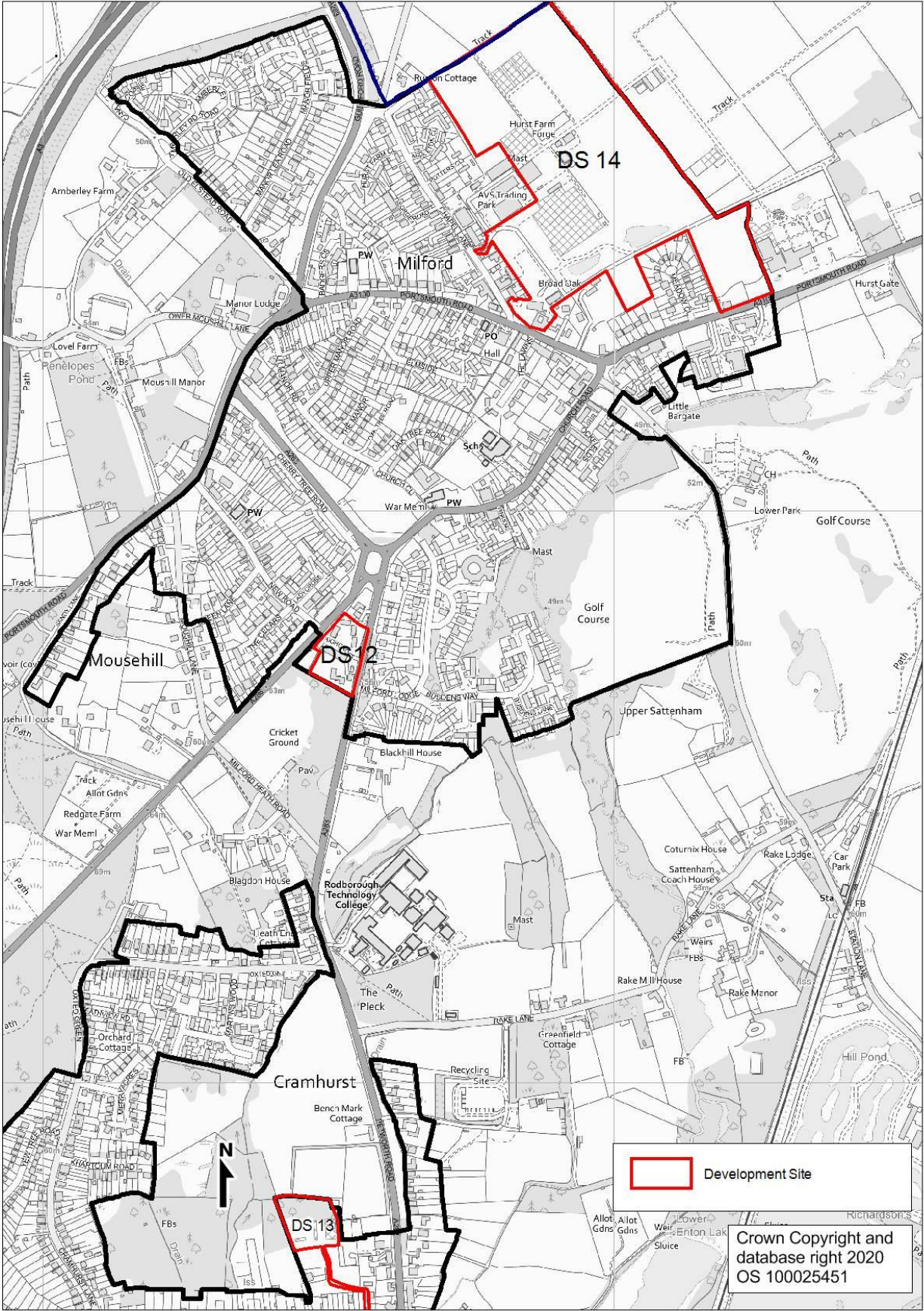
Development Sites in Witley

DS 12 – Land at Highcroft, Milford – 7 additional dwellings

DS 13 – Land at Wheeler Street Nurseries, Witley – 20 dwellings

DS 14 – Land at Secretts, Hurst Farm, Milford – equivalent to 177 dwellings

Map 45: Proposed housing allocations in Witley

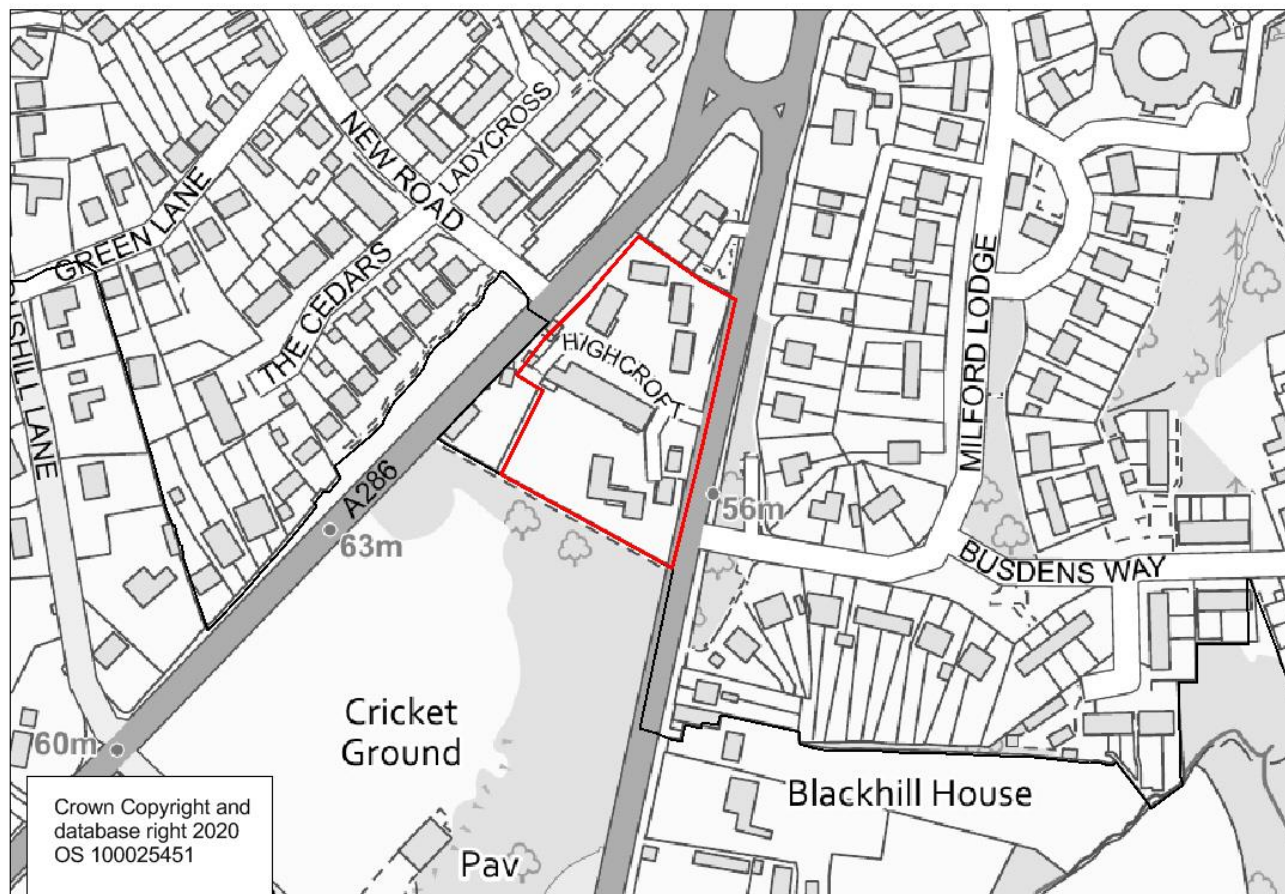


DS 12: Land at Highcroft, Milford

Land at Highcroft, as identified on the Policies Map, is allocated for approximately 7 additional dwellings, subject to:

- a) The retention or enhancement of a mature tree belt on the southern boundary of the site.
- b) The demonstration that development will not have a likely significant effect on protected habitats sites.

Size	0.9ha	Existing use	Housing
LAA ID	467	Approximate density	35dph
Key Constraints:	• Wealden Heaths I Special Protection Area 1 Km zone • Wealden Heaths I Special Area of Conservation 2km zone • Source Protection Zone 2		
Description:	This site in Milford has previously been developed for retirement housing and can accommodate a limited level of additional development.		



DS 13: Land at Wheeler Street Nurseries, Witley

Land at Wheeler Street Nurseries as identified on the Policies Map is allocated for at 20 dwellings, subject to:

- a) The demonstration that development will not have a likely significant effect on protected habitats sites.

Size	1.3ha	Existing use	Plant nursery
LAA ID	368 & 1122	Approximate density	30dph
Key Constraints:	• Wealden Heaths I Special Protection Area 1 Km zone • Wealden Heaths I Special Area of Conservation 2km zone		
Description:	The site is located to the north of the ribbon development that runs along Wheeler Lane from which it takes its access. It is presently occupied by a former plant nursery, a residential bungalow and an area of open storage/parking. The southern part of the site received planning permission for 18 dwellings in January 2019. This allocation proposes to redevelop the remaining northern section of the site. The site is bounded by woodland and residential properties. At least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.		



DS 14: Land at Secretts, Hurst Farm, Milford

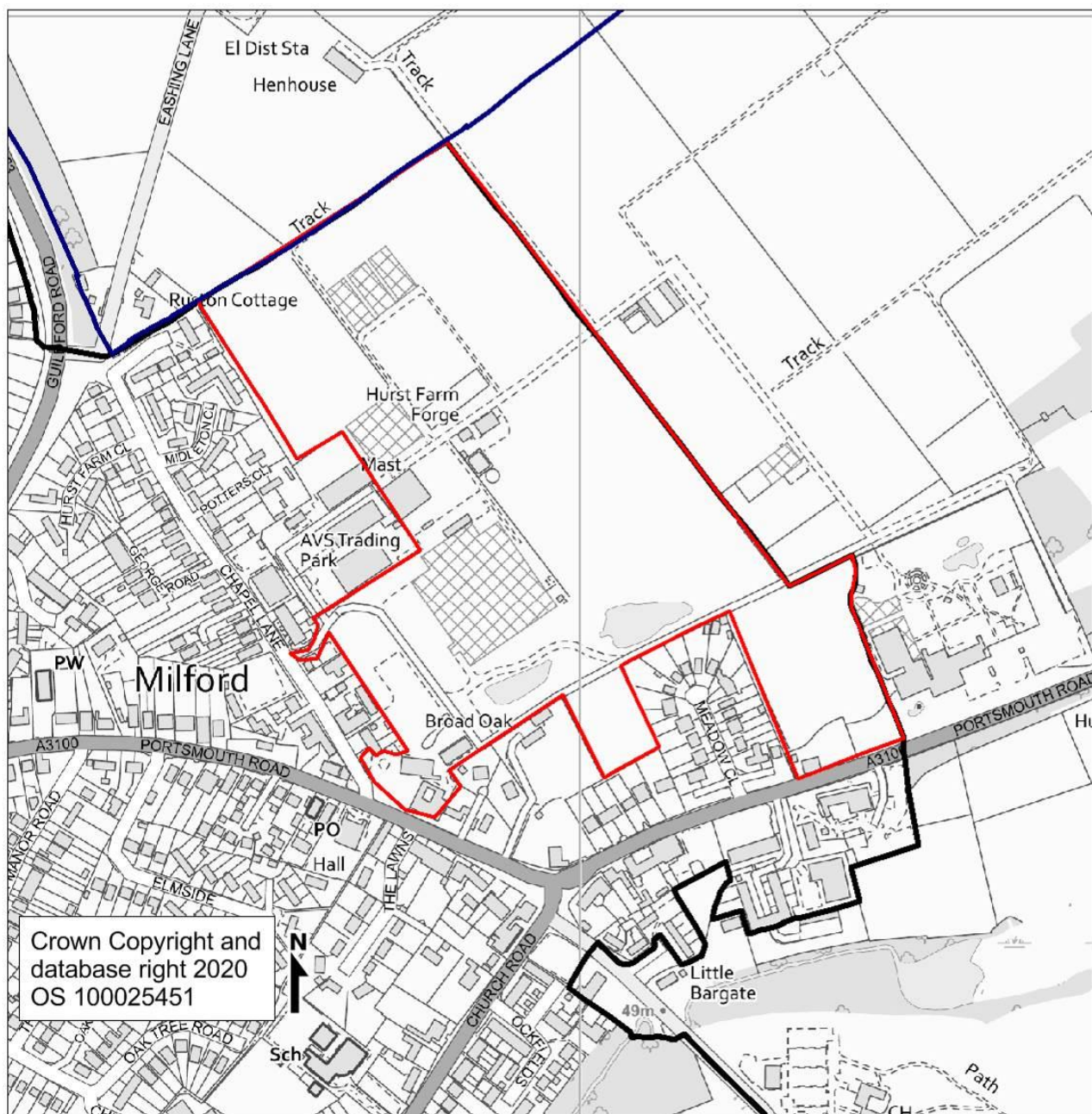
Land at Secretts, Hurst Farm, Milford as identified on the Policies Map is allocated for 177 dwellings, alongside the provision of associated facilities including: the relocation of the existing farm shop and all other existing retail businesses, the creation of a new local centre for the village of Milford, the provision of a rural business centre, and the creation of new sports pitch facilities. The allocation of the Land at Secretts for a residential led mixed-use development is subject to the following:

- a) A holistic and integrated scheme for the whole site that maximises connectivity and delivers the necessary infrastructure and direct access into Milford village centre.
- b) The safeguarding and enhancement of the setting of the adjoining heritage assets, including the Milford Conservation Area and Grade II listed buildings.
- c) The protection and enhancement of existing trees, hedgerows and ponds which makes an important contribution to the character of the local area; including, the retention and enhancement of a mature tree belt on the north-eastern boundary of the site.
- d) The provision of an appropriate landscape buffer including trees and hedgerows on north-western boundary of the site.
- e) The achievement of satisfactory detailed access arrangements to the development from Chapel Lane/Portsmouth Road and the A3100 Portsmouth Road.
- f) The provision of sustainable transport measures which may include on-site and off and off-site pedestrian crossing improvements, footways and cycle ways.
- g) The provision of publically accessible open space as part of the development.
- h) The demonstration that development will not have a likely significant effect on protected habitats sites, specifically including the provision of SANG or other mitigation measured deemed appropriate to avoid significant impact to the Wealden Heaths Special Protection Area (SPA). The undertaking of an independent design review throughout the planning process at pre-application, post submission and for any subsequent phase. The process needs to be agreed in writing with the Local Planning Authority, and representatives from the Local Planning Authority must be included within any design review process.

Consideration should be given to completing a Development Plan Document for the site, this will cover all aspects but will ensure that the development provides the benefits to the wider community, including a new village focus and high quality sustainable development. The new development will incorporate a significant amount of public realm that will re-imagine the village centre of Milford. This will be a high quality space which will be pedestrian

focused, provide key outside meeting spaces, reduce the prominence of the car and aid in the reduction of vehicle speeds along Portsmouth Road.

Size	13ha	Existing use	Mixed
LAA ID	923	Approximate density	15dph
Key Constraints:	• Green Belt • Wealden Heaths I Special Area of Conservation 2km zone • Wealden Heaths I Special Protection Area 5 Km zone		
Description:	The site is an extensive piece of land adjoining the existing settlement of Milford, the site is current in a mixture of uses and contains a number of buildings, structures and hardstanding areas. It is considered that an extensive redevelopment of the site could provide a residential led mixed use development.		



New Sites for Gypsies, Travellers and Travelling Showpeople

- 7.21 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.
- 7.22 The Council identifies and allocates sites in Local Plan Part 2 to meet the identified need. This section sets out the Council's proposed approach to addressing that need.

Policy context

- 7.23 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.
- 7.24 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 showpeople¹³ 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.
- 7.25 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"*

¹³ 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.

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

Gypsy and Traveller Accommodation Need in Waverley

- 7.26 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.
- 7.27 The TAA concluded that, at the base date in 2017, there was a need for 27 additional pitches for households that meet the planning definition and up to 24 additional pitches from unknown households¹⁴ that were unable to be interviewed. Ten households did not meet the planning definition.
- 7.28 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).
- 7.29 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.
- 7.30 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

¹⁴ 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 24 pitches.

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. Some of the pitches that have been granted planning permission since the base date contribute towards meeting the need from households where it is unknown if they meet the planning definition of a gypsy and traveller. Taking this into account there is a need for 39 pitches over the Plan Period up to 2032.

- 7.31 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.

The Need for Additional Pitches in Waverley at 1 April 2020

- 7.32 Since 1 April 2017, a number of planning permissions have been granted and contribute to meeting the need identified in the TAA. As a result, the residual need to be met through allocations in Local Plan Part 2, is for 17 further pitches.

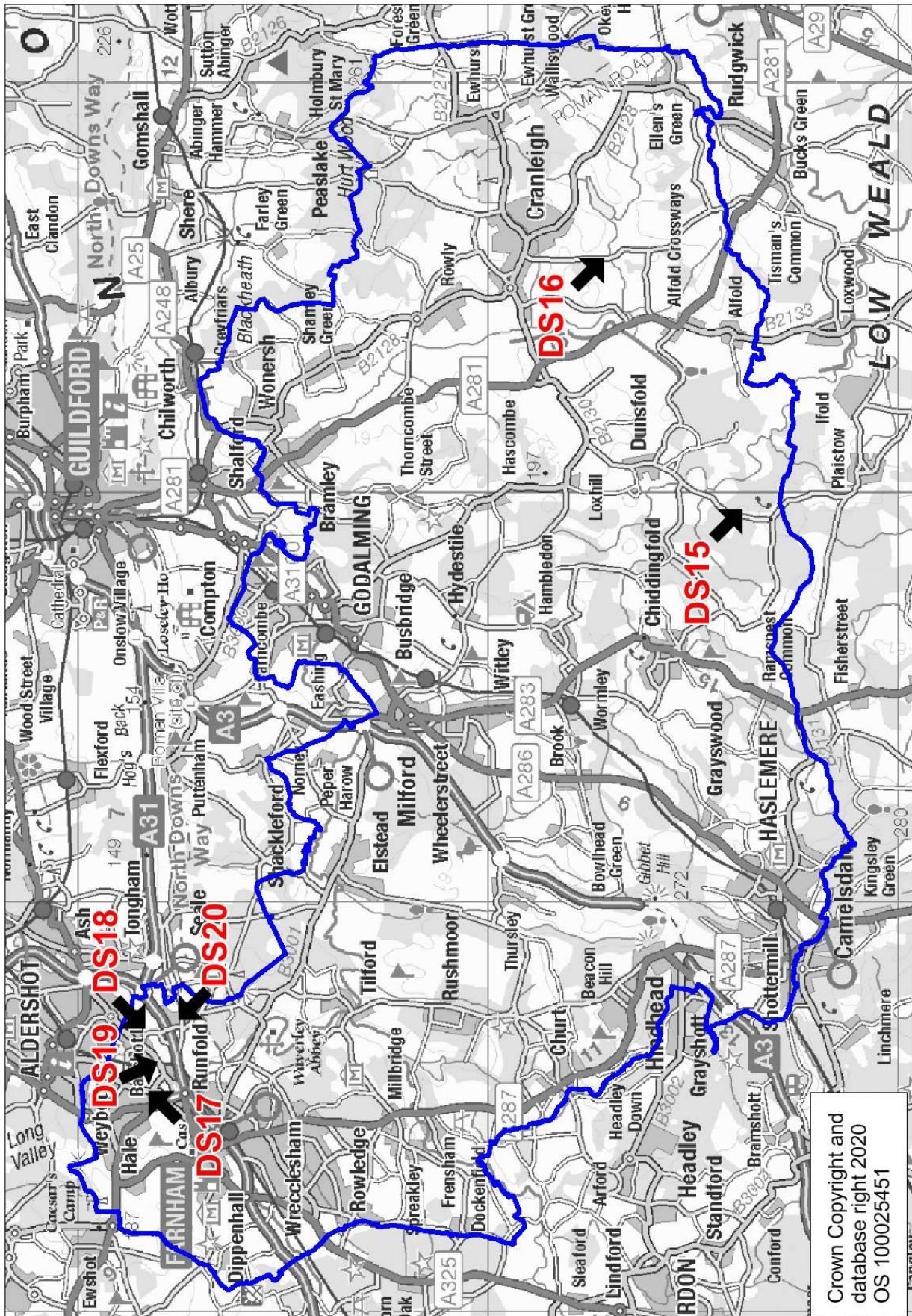
Site Allocations for Gypsies and Travellers

- 7.33 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, and appropriate hard standing for a trailer, touring caravan and another vehicle. Pitches should be laid out to ensure the security and safety of residents and allow ease of movement, whether walking, cycling or driving.
- 7.34 The figure of 500m² has been used 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.
- 7.35 The Council's proposed Gypsy and Traveller allocations are set out below, with detail in policies, DS15 – DS20. The sites in Table 6 are all existing traveller sites. The Council's approach to identifying site allocations for Gypsies and Travellers is set out in Local Plan Part 1 Policy AHN4. This sets out a sequential approach to identifying sites, starting with the provision of additional pitches within existing authorised sites. The sites proposed for allocation to meet the residual need for 17 pitches are all existing sites where the additional pitches are provided through intensification. The Council has allocated land for 17 pitches at the following sites:

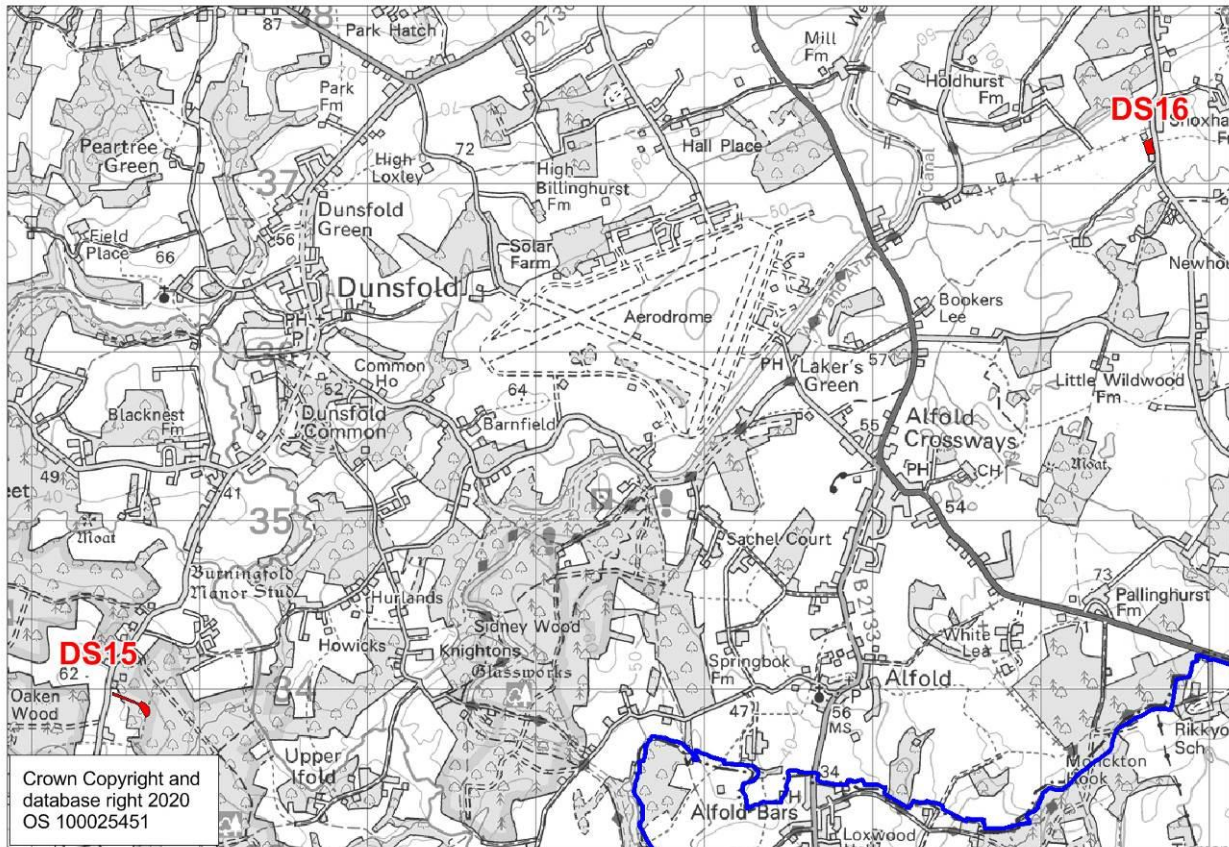
Table 4: Proposed site allocations for Gypsy and Travellers

Ref	Name	Location	Parish	Net increase in pitches
DS15	Burnt Hill	Plaistow Road, Dunsfold	Dunsfold	3
DS16	Land west of Knowle Lane	Knowle Lane, Cranleigh	Cranleigh	1
DS17	Monkton Farm	Monkton Lane, Farnham	Farnham	5
DS18	South of Kiln Hall, St George's Rd	Badshot Lea, Farnham	Farnham	3
DS19	Land off Badshot Lea Road	Badshot Lea, Farnham	Farnham	2
DS20	Old Stone Yard	Tongham Road, Runfold	Farnham	3
Total				17

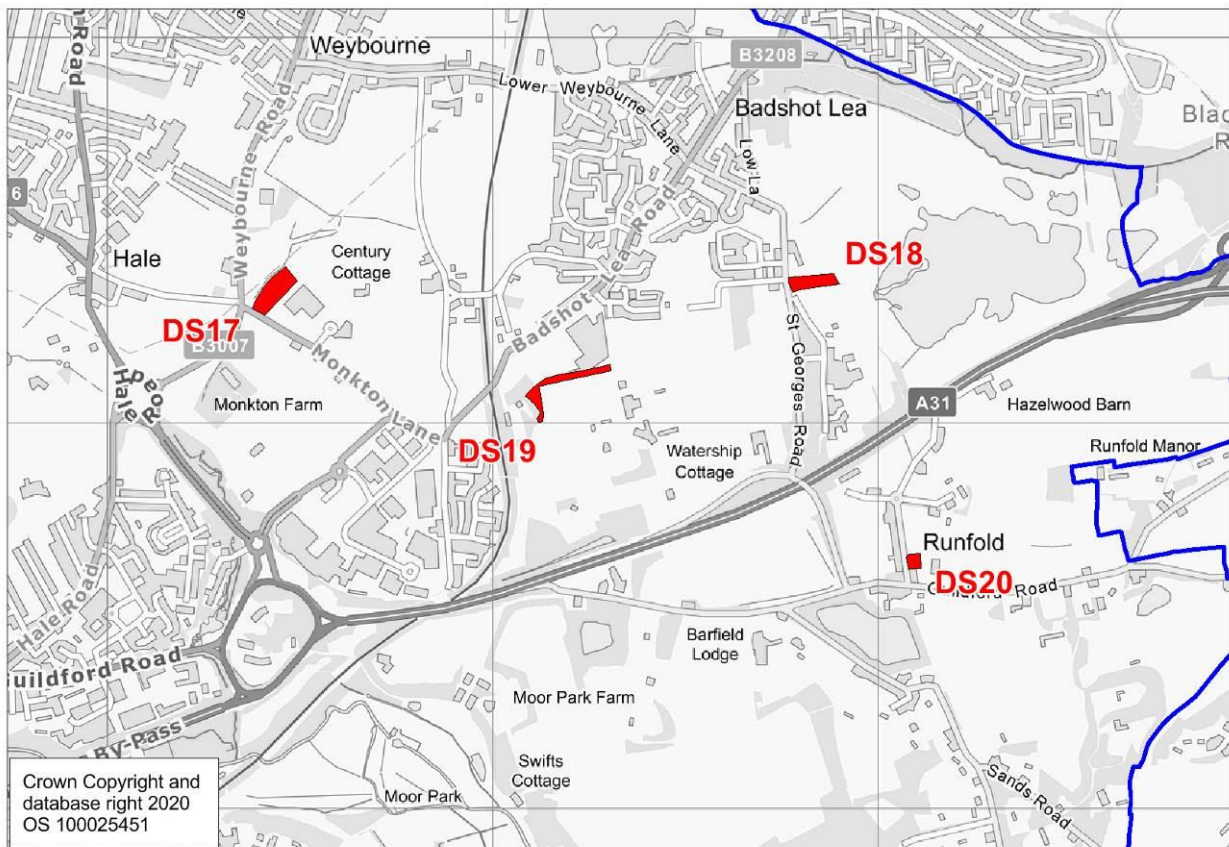
Map 46: Distribution of proposed Traveller site allocations



Map 47: Distribution of Traveller sites in the east of the Borough



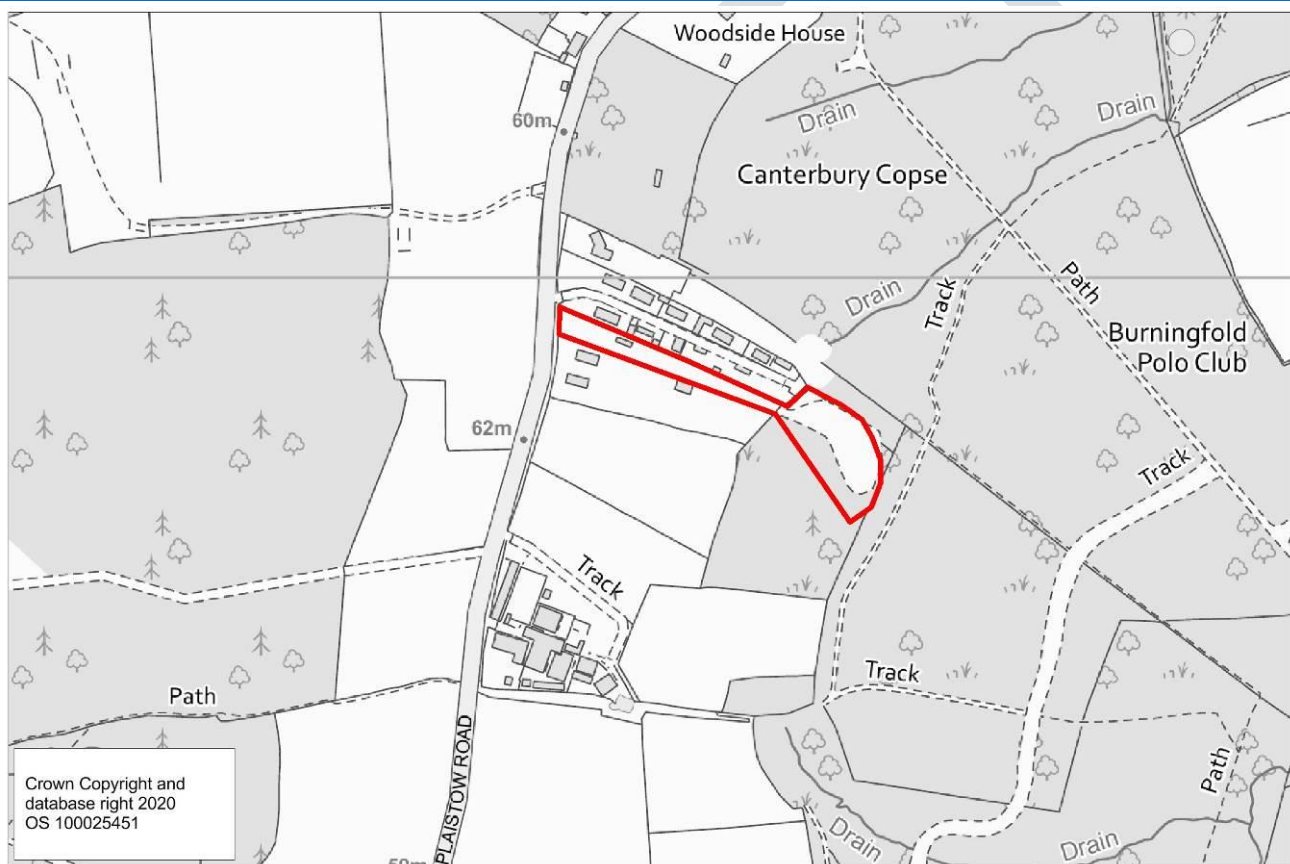
Map 48: Distribution of Traveller sites in the west of the Borough



DS 15: 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.

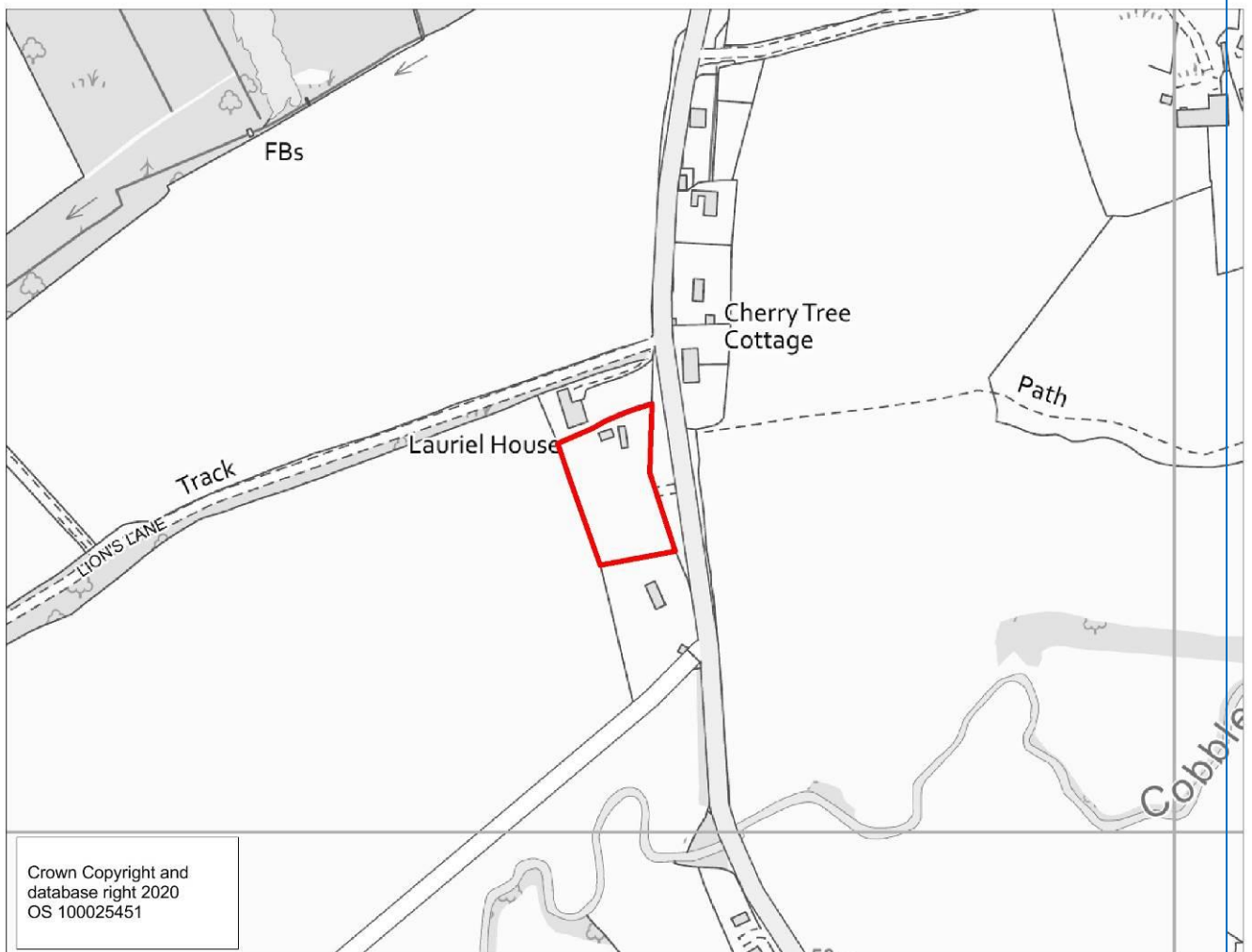
Size	0.58ha	Existing use	Former traveller site
LAA ID	T/25	Approximate density	5pph
Key Constraints:	• Countryside beyond the Green Belt • Area of Great Landscape Value • Surrounding Ancient and Semi-Natural Woodland		
Description:	Burnt Hill is a former Travelling Showpeople site that has now become 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.		



DS 16: 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.

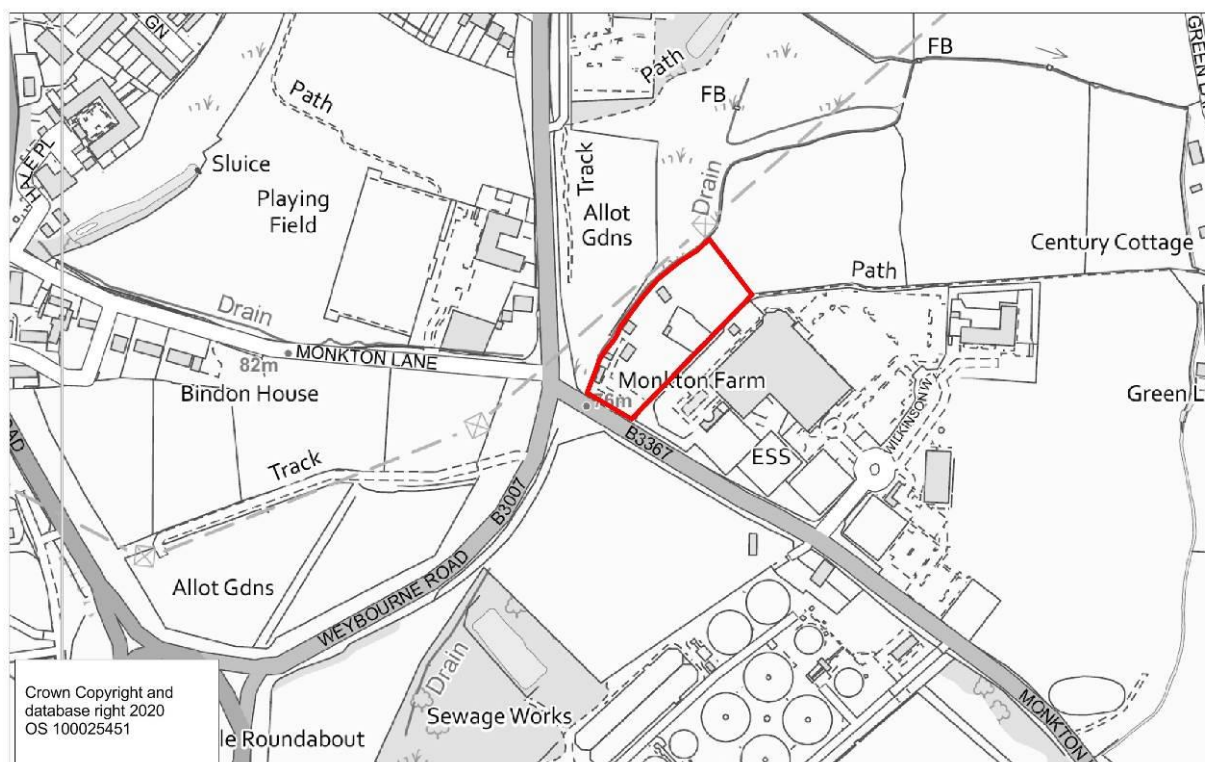
Size	0.46	Existing use	Traveller site / garden
LAA ID	T/28	Approximate density	4pph
Key Constraints:	Countryside beyond the Green Belt		
Description:	This is an established single gypsy household site granted at appeal in 2016. The site has an existing access onto the Knowle Lane through a tree belt. The site has potential for modest intensification.		



DS 17: Monkton Farm, Monkton Lane, Farnham

Land is allocated at Monkton Farm, as shown on the Policies Map, for a total of 6 (net 5) Gypsy and Traveller pitches, as part of a comprehensive redevelopment of the site.

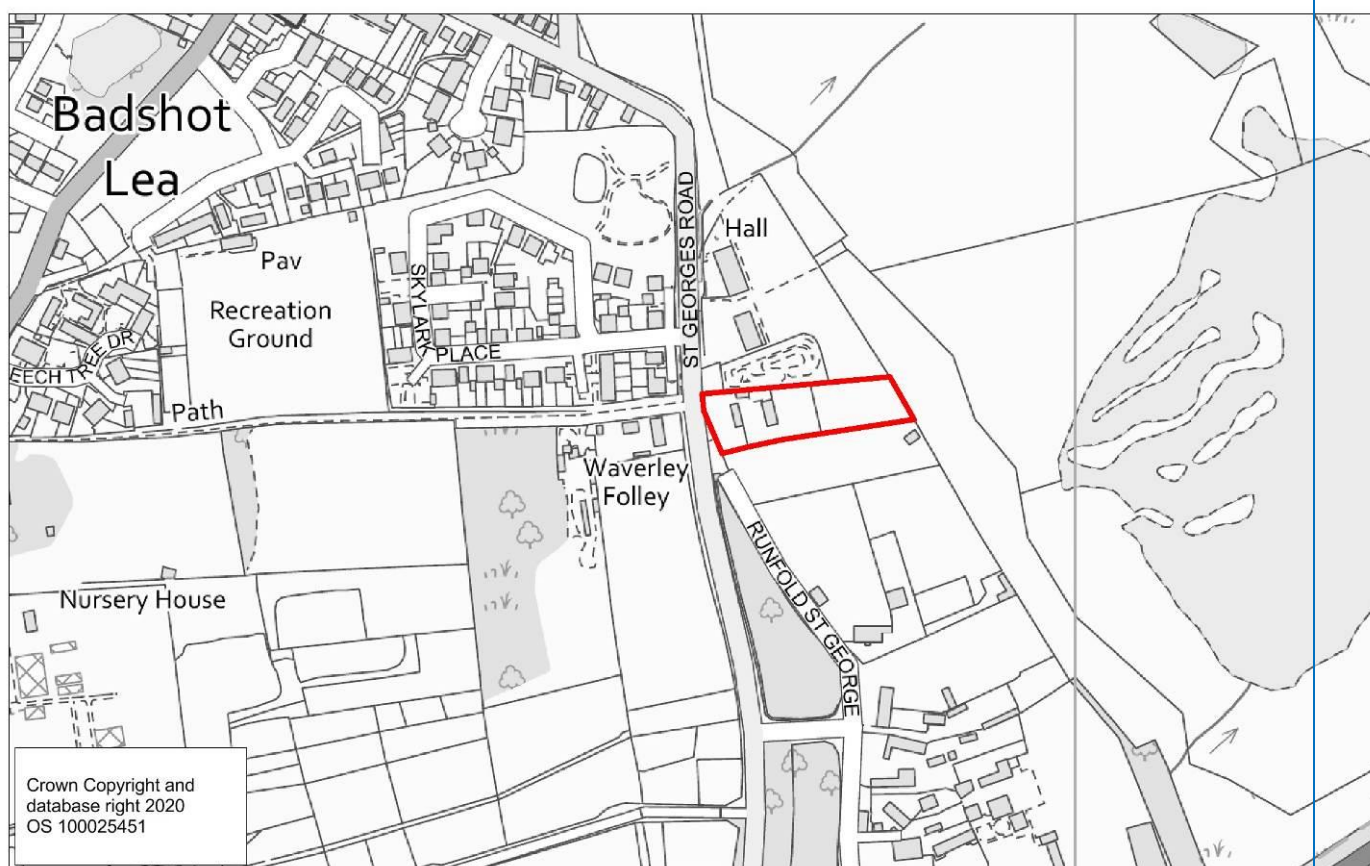
Size	0.67	Existing use	Agriculture / Traveller site
LAA ID	T/29	Approximate density	9pph
Key Constraints:	• Countryside beyond the Green Belt • Farnham Aldershot Strategic Gap • Thames Basin Heath 5km buffer zone • Land Outside Built-up Area - Farnham Neighbourhood Plan • Areas of High Archaeological Potential - WA207 • Source Protection Zones 1 and 2.		
Description:	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.		



DS 18: 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.

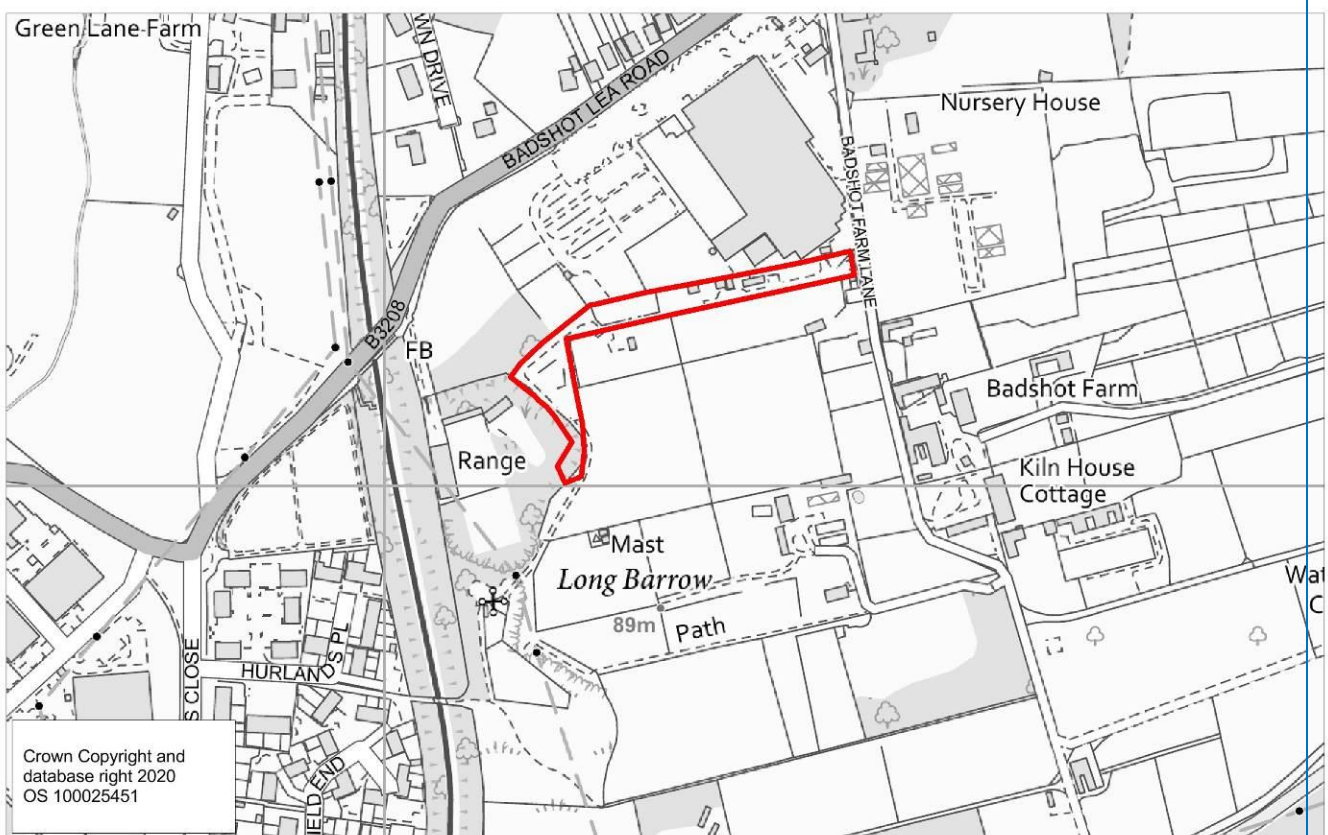
Size	0.4ha	Existing use	Traveller site
LAA ID	T/30	Approximate density	10pph
Key Constraints:	• Countryside beyond the Green Belt • Land Outside Built-up Area - Farnham Neighbourhood Plan • Farnham Aldershot Strategic Gap • Thames Basin Heath 5km buffer zone		
Description:	This is an established single gypsy household site to the south east of Badshot Lea. The site has potential for modest intensification. A planning application has been submitted for the provision of 3 additional pitches on the site (planning application reference WA/2019/1022). The application is currently pending a decision.		



DS 19: 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.

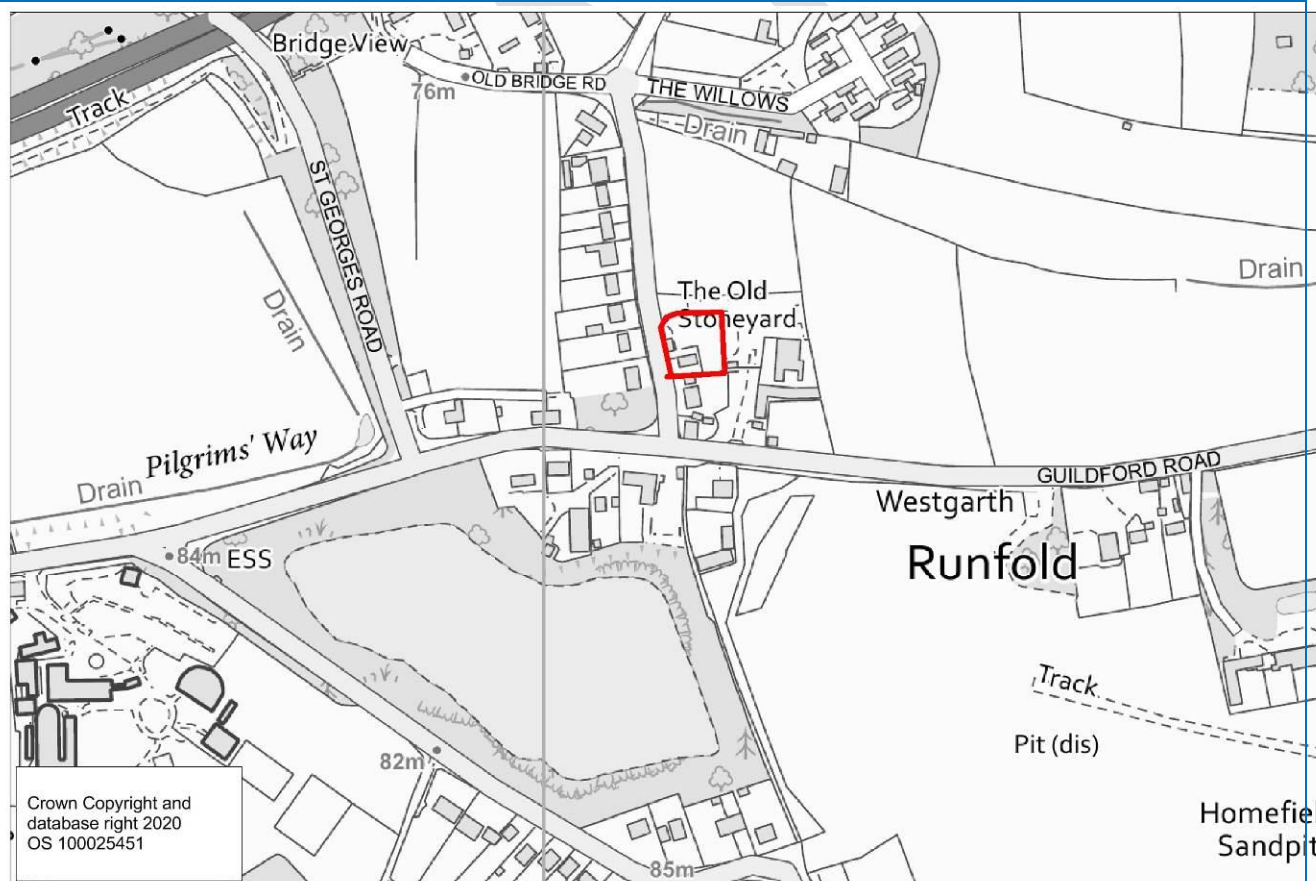
Size	0.5ha	Existing use	Traveller site
LAA ID	T/31	Approximate density	8pph
Key Constraints:	• Countryside beyond the Green Belt • Land Outside Built-up Area - Farnham Neighbourhood Plan • Farnham Aldershot Strategic Gap • Thames Basin Heath 5km buffer zone • Source Protection Zone 2		
Description:	This 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 20: 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 4 (3 net) Gypsy and Traveller pitches.

Size	0.14ha	Existing use	Traveller site
LAA ID	T/33	Approximate density	29pph
Key Constraints:	• Countryside beyond the Green Belt • Land Outside Built-up Area - Farnham Neighbourhood Plan Farnham Aldershot Strategic Gap • Thames Basin Heath 5km buffer zone • Wealden Heaths I Special Protection Area 5 Km zone • Source Protection Zone 3		
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. A planning application has been submitted for the intensification of the site. The application seeks consent for an additional 3 pitches on the site (planning application reference: WA/2019/1021). The application is currently pending a decision.		



Travelling Showpeople need in Waverley

7.36 Whilst the TAA identifies a potential need for two extra plots for Travelling Showpeople, as a result of household formation, further investigation has indicated that this need no longer exists. Local Plan Part 2, therefore, does not allocate any land for additional Travelling Showpeople plots.

DRAFT

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

A 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

An evidence document which assesses 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 are 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)

A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken to determine if a plan or project may affect the protected features of a European Protected habitats site.

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 all Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Protected Wreck Sites and Conservation Areas Historic England publishes a list annually.

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 protected against development because they are of particular local significance and 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

A local plan for Waverley which sets out the strategic approach over the plan period and allocates 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 an 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 Documents (SPDs)

Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on sites, or on particular issues, such as 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 Standards

The standard¹⁵ requires that:

- a. *'The dwelling provides at least the gross internal floor area and built-in storage area set out in the Table below;*
- b. *A dwelling with two or more bed spaces has at least one double (or twin) bedroom ;*
- c. *In order to provide one bed space, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide;*
- d. *In order to provide two bed spaces, a double (or twin bedroom) has a floor area of least 11.5m²;*
- 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 1m² 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 0.72m² in a double bedroom and 0.36m² 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'.*

¹⁵ Technical housing standards – nationally described space standard (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 5: Minimum gross internal floor areas and storage (m²)

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	

Notes (added 19 May 2016):

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bed spaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a one bedroom one person (1b1p) has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.

Appendix II

Monitoring Framework

Policy	Indicator	Target	Data Sources
DM1: Environmental Implications of Development	- Refusal, and dismissal at appeal, of proposals which would have adverse environmental impacts and/or not provide appropriate mitigation for contaminated land. - The air and water quality in the Borough. - The status of designated environmental sites.	- Development does not create adverse environmental impacts. - Appropriate mitigation is provided for contaminated land. - Delivery of net gain through new development.	- Environmental Health air quality monitoring data of AQMAs. - Data on water quality from water companies. - Monitoring of applications and appeals.
DM2: Energy Efficiency	Dwelling Emission Rate (DER) of new dwellings and conversions which create new dwellings.	All new dwellings achieve, as a minimum, a 20% reduction in carbon emissions against the TER set out in Part L of the Building Regulations.	Data from building control team.
DM3: Water Supply and Wastewater Infrastructure	Appropriate phasing conditions applied where the need for upgrades to off-site water and wastewater infrastructure is identified.	No specific targets.	Monitoring of applications and appeals.
DM4: Quality Places	Refusal, and dismissal at	Development in the Borough is of	Monitoring of applications

Policy	Indicator	Target	Data Sources
through Design	appeal, of proposals which do not represent a high standard of design. • Performance of developments against design audit criteria. • Outcome of Design Reviews.	high quality design and incorporates the principles set out in the policy. • Design Reviews are carried out for significant schemes. • Noteworthy design of showcase level.	and appeals. • Design audit of new developments.
DM5: Safeguarding Amenity	• Comparison of new dwellings against the Nationally Described Space Standards. • Size and suitability of external amenity space provided for new dwellings. • Performance of developments against design audit criteria.	• All new dwellings meet, as a minimum, the Nationally Described Space Standards. • All new dwellings have appropriate external amenity space. • Development does not cause harm to the amenity of future and existing occupants.	• Monitoring of applications and appeals. • Design audit of new developments.
DM6: Public Realm	• Refusal, and dismissal at appeal, of proposals which fail to provide high quality public realm. • Performance of developments against design audit criteria.	• Developments involving the creation of new or changes to existing public realm are of a high quality.	• Monitoring of applications and appeals. • Design audit of new developments.
DM7: Safer Places	• Refusal, and dismissal at appeal, of proposals which fail to promote safety and security. • Performance of developments against design audit criteria.	• Delivery of developments which are designed to promote safety and security.	• Monitoring of applications and appeals. • Design audit of new developments.
DM8: Comprehensive	• Provision of masterplans for	• Adjacent development sites are	• Monitoring of applications

Policy	Indicator	Target	Data Sources
Development	proximate development sites.	developed and delivered in a coordinated way.	on proximate development sites.
DM9: Accessibility and transport	- 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.	New developments take opportunities to promote safe, accessible, and sustainable transport routes and methods.	- Monitoring of applications and appeals. - Design audit of new developments.
DM10: A31 Farnham By-Pass Improvements	Decisions take account of the proposed major highway improvements at Hickley's Corner.	No specific targets.	Monitoring of applications and appeals.
DM11: Trees, Woodland, Hedgerows and Landscaping	Refusal, and dismissal at appeal, of proposals which involve the loss of valued trees, hedgerows and woodland.	Waverley's trees, woodlands and hedgerows being retained and enhanced.	Monitoring of applications and appeals.
DM12: Planning Enforcement	Enforcement notices being upheld at appeal.	Where breaches of planning control are identified, an appropriate and effective response is taken in a timely way.	Data from enforcement on notices and enforcement orders.
DM13: Development within Settlement Boundaries	Refusal, and dismissal at appeal, of inappropriate development on greenfield land outside settlement boundaries.	Development being concentrated within settlement boundaries (and allocated sites) in accordance with the spatial strategy.	Monitoring of applications and appeals.

Policy	Indicator	Target	Data Sources
DM14: Development in the Green Belt	Refusal, and dismissal at appeal, of proposals for inappropriate development in the Green Belt.	Avoiding inappropriate development in the Green Belt.	Monitoring of applications and appeals.
DM15: Development in Rural Areas	Refusal, and dismissal at appeal, of proposals which fail to recognise the intrinsic character and beauty of the countryside.	Protection and enhancement of the beauty and character of rural areas through avoiding inappropriate forms of development.	Monitoring of applications and appeals.
DM16: Dwellings for Rural Workers	Number of dwellings for rural workers granted or lost through planning permissions.	Ensuring a sufficient supply of suitable accommodation for rural workers.	Monitoring of applications and appeals.
DM17: Haslemere Hillside	Refusal of applications, and dismissal at appeal, for proposals which would have an adverse impact on the Haslemere Hillside.	Protection of the wooded character of the Haslemere Hillside.	GIS queries to monitor applications and appeals.
DM18: Farnham/Aldershot Strategic Gap	Refusal of applications, and dismissal at appeal, for proposals which would erode the Strategic Gap.	Preservation of the strategic gap between Farnham and Aldershot.	GIS queries to monitor applications and appeals.
DM19: Local Green Space	Refusal of applications, and dismissal at appeal, for proposals which would result in the loss or harm to Local Green Spaces.	Protection of Local Green Spaces from inappropriate development (development inconsistent with DM16).	GIS queries to monitor applications and appeals.
DM20: Development	Refusal of applications, and	Listed Buildings within the Borough	Monitoring of applications

Policy	Indicator	Target	Data Sources
Affecting Listed Buildings, and/or their Settings	dismissal at appeal, for proposals which would fail to preserve or enhance listed buildings and their settings.	being preserved or enhanced.	and appeals. Monitoring any loss of Listed Buildings.
DM21: Conservation Areas	Refusal of applications, and dismissal at appeal, for proposals which fail to preserve or enhance Conservation Areas.	The Character and Appearance of Conservation Areas being preserved and enhanced.	- Conservation Area Appraisals. - Monitoring of applications and appeals.
DM22: Heritage at Risk	Monitoring numbers of assets on Heritage at Risk and Buildings at Risk registers.	No increase in the number of heritage assets on the risk register.	- Historic England's Heritage at Risk register. - Local Buildings at Risk Register.
DM23: Non-designated Heritage Assets	Refusal of applications, and dismissal at appeal, for proposals which would result in the loss of non-designated heritage assets.	Non-designated heritage assets being preserved.	Monitoring of applications and appeals.
DM24: Historic Landscapes and Gardens	Refusal of applications, and dismissal at appeal, for proposals which would have a harmful impact on historic landscapes and gardens.	Historic Landscapes and Gardens being preserved and enhanced.	Monitoring of applications and appeals.
DM25: Archaeology	Refusal of applications, and dismissal at appeal, for proposals which would result in the loss of archaeological	Appropriate preservation and recording of archaeological assets.	Monitoring of applications and appeals.

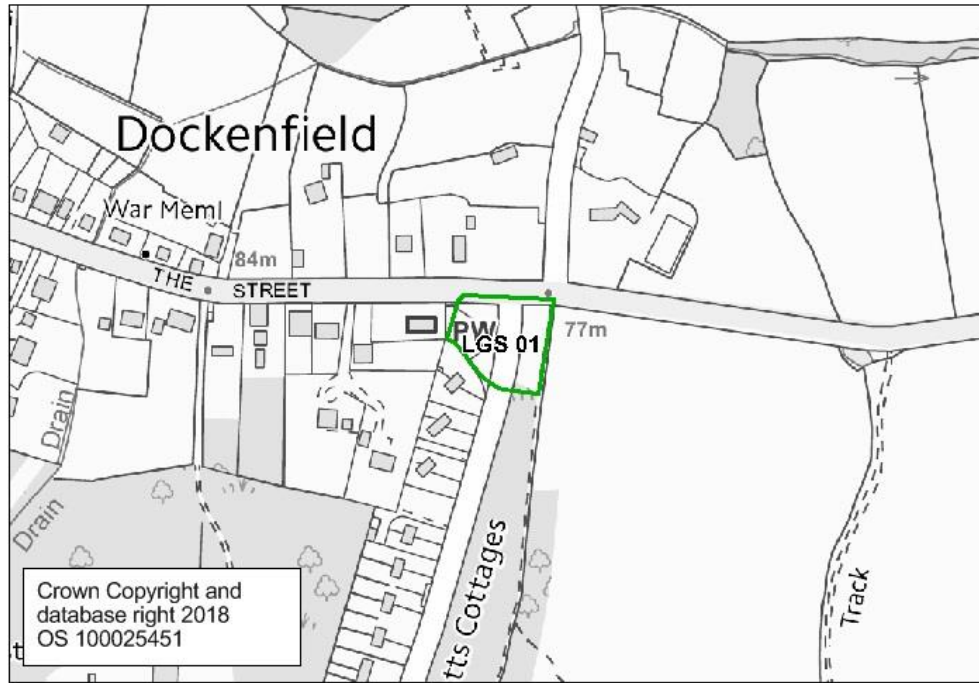
Policy	Indicator	Target	Data Sources
	assets.		
DM26: New Employment Sites	Monitoring of applications which result in a gain or loss of employment floorspace.	Provision of sufficient employment floorspace to meet predicted demand in accordance with the evidence in the Employment Land Review.	- Council's existing commercial monitoring. - Information from local commercial property agents on demand for employment premises.
DM27: Development within Town Centres	Refusal of applications, and dismissal at appeal, for proposals which would undermine the vitality and viability of town centres.	Proposals for development within town centres contributing to their vitality and viability.	- Monitoring of applications and appeals. - Council's existing retail and town centre monitoring. - Vacancy rates monitoring.
DM28: Access and Servicing	Provision of access and servicing where appropriate.	No specific targets.	N/A
DM29: Advertisements	Refusal of applications, and dismissal at appeal, for advertisement proposals which are harmful to amenity or public safety.	Advertisements being of a high quality.	Monitoring of advertisement applications and appeals.
DM30: Telecommunications	Refusal of applications, and dismissal at appeal, for telecoms development which would have an unduly harmful impact on valued landscapes.	Improvements to telecommunications coverage and broadband network speeds, without harm to valued landscapes.	Any additional data available from Ofcom.
DM31: Filming	Support for responsible filming projects within the Borough.	No specific targets	N/A

Policy	Indicator	Target	Data Sources
DM32: Tourism, Hotels and Visitor Accommodation	Monitoring of applications which involve a gain or loss of visitor accommodation.	- A net increase in visitor accommodation. - Retention of existing visitor accommodation.	Council's existing monitoring of visitor accommodation.
DM33: Downs Link - Guildford to Cranleigh Corridor	Refusal of applications, and dismissal at appeal, for proposals which would prejudice the retention of the Downs Link.	Protection and improvement of the Downs Link as a sustainable movement corridor.	Monitoring of applications and appeals.
DM34: Access to the Countryside	Protection and enhancement of long distance rights of way within the Borough.	No specific targets.	Liaison with Surrey CC PROW / Surrey Countryside Access Forum.
DM35: Reuse of and Alterations to Large 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 of a high quality.	No significant loss of housing stock through the amalgamation of dwellings, and support for the appropriate subdivision of larger buildings.	- Council's existing housing monitoring. - Design audit of proposals for subdivision.
DM36: Self-Build and Custom Housebuilding	Number of self-building and custom housebuilding plots granted against the need identified through the Council's Self-Build and Custom Housebuilding Register.	Sufficient permissions for self-build and custom housebuilding plots granted to meet the demand on the Council's Self-Build and Custom Housebuilding Register.	Self-Build and Custom Housebuilding Register and self-build permissions database.

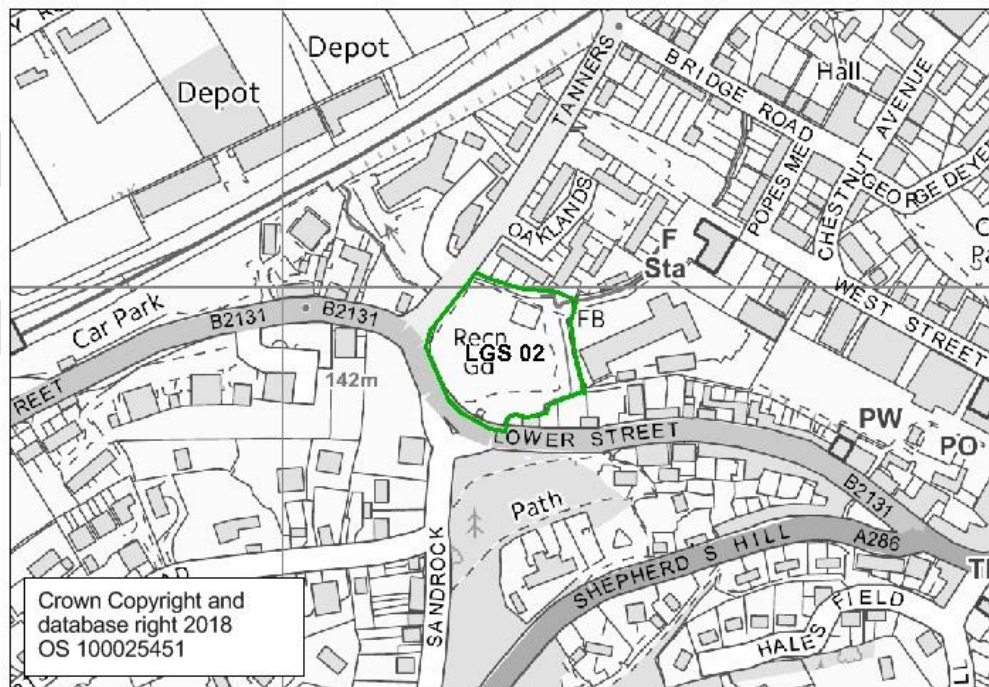
Appendix III

Local Green Spaces

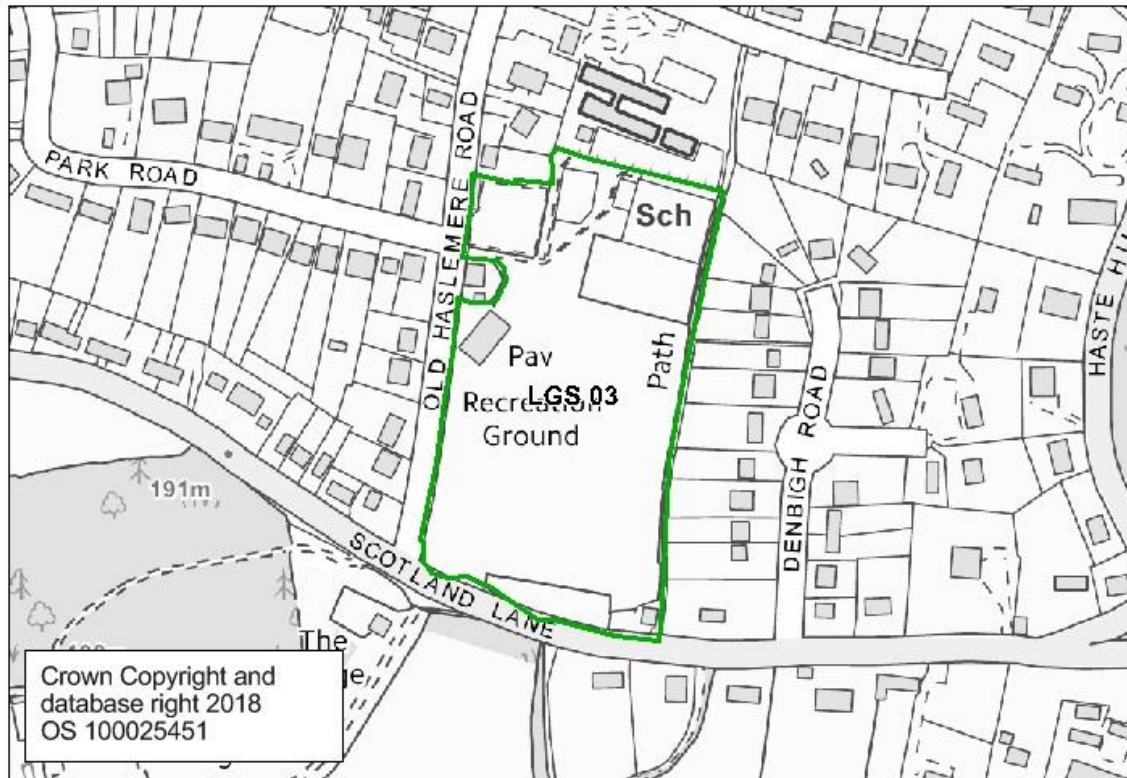
LGS 01 – Abbotts Cottage Play Area, Dockenfield



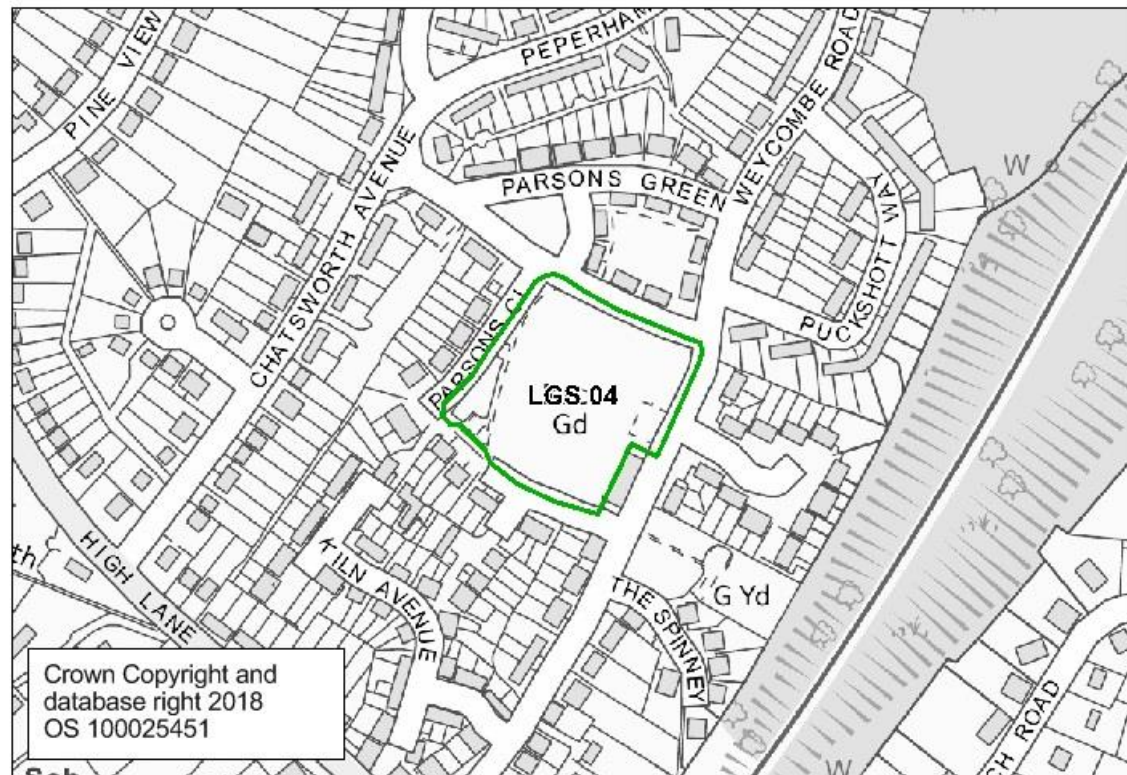
LGS 02 – Town Meadow, Haslemere



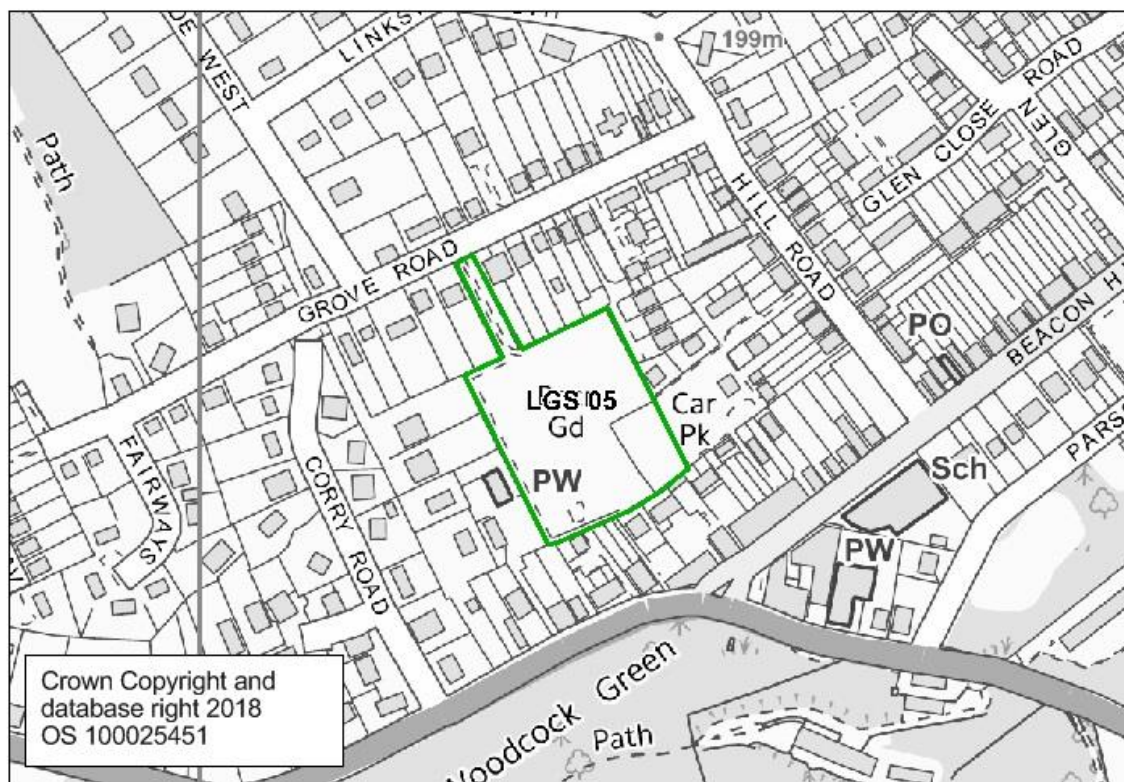
LGS 03 – War Memorial Recreation Ground, Haslemere



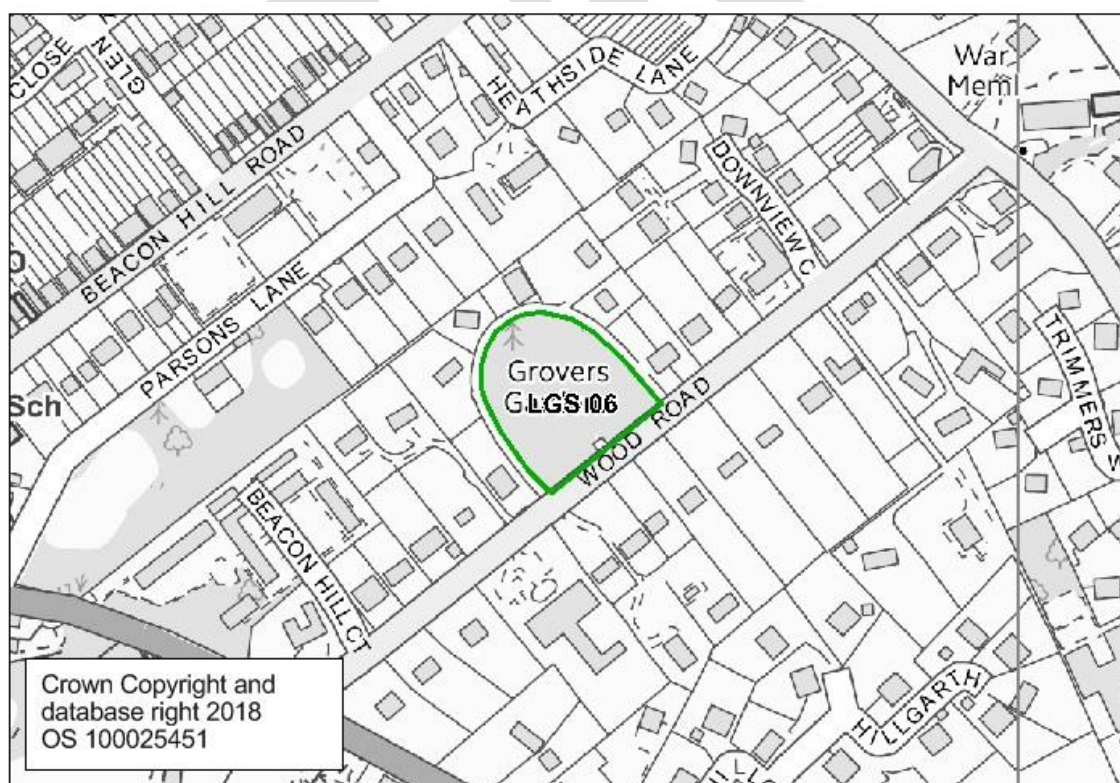
LGS 04 – High Lane Recreation Ground, Haslemere



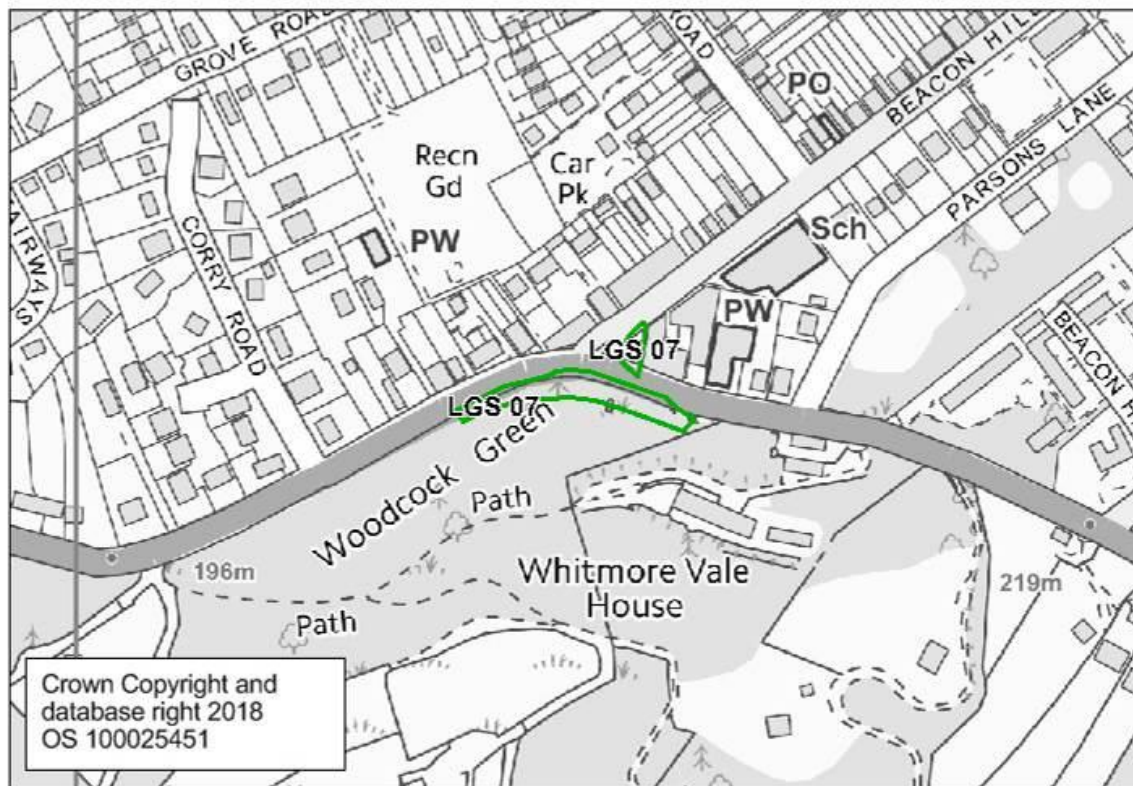
LGS 05 – Beacon Hill Recreation Ground, Haslemere



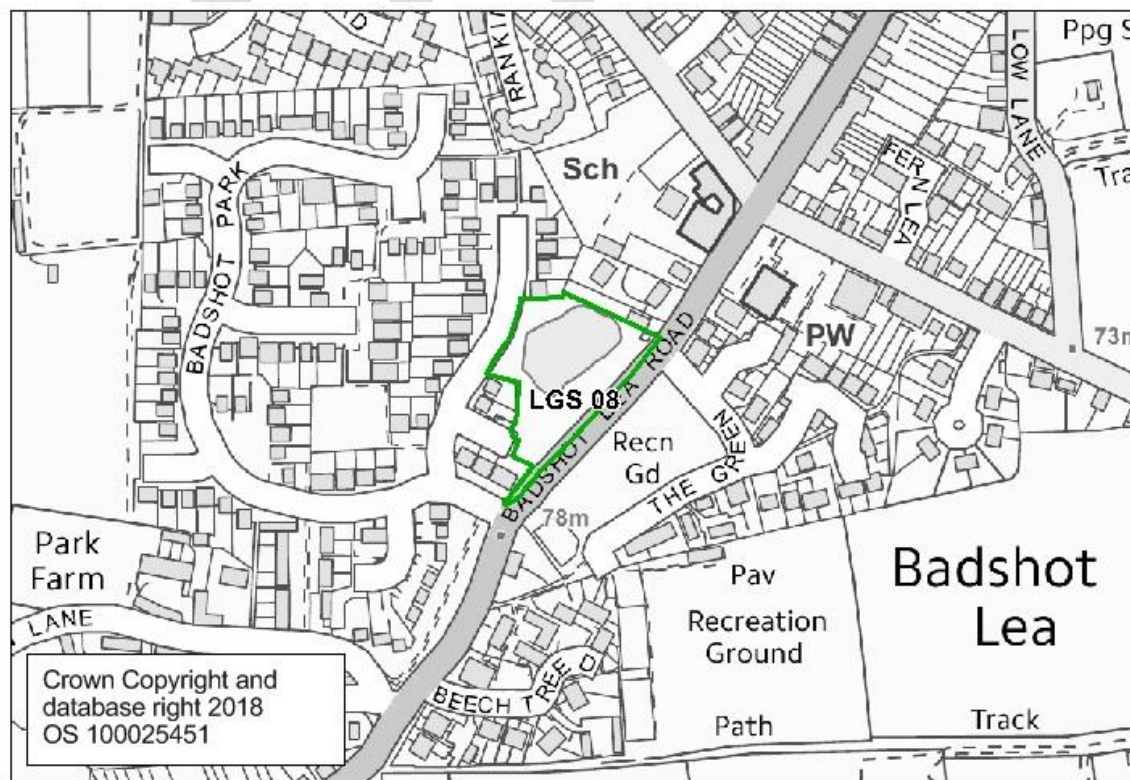
LGS 06 – Grovers Gardens, Beacon Hill, Haslemere



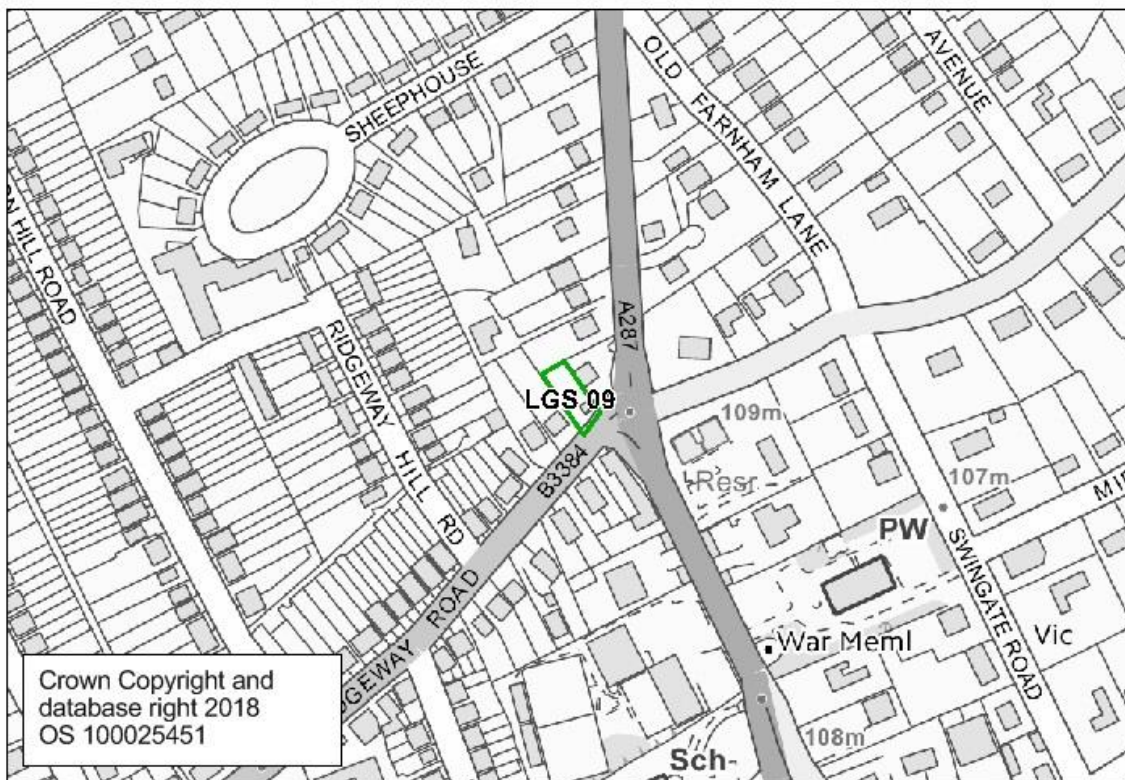
LGS 07 - Woodcock Green, Beacon Hill, Haslemere



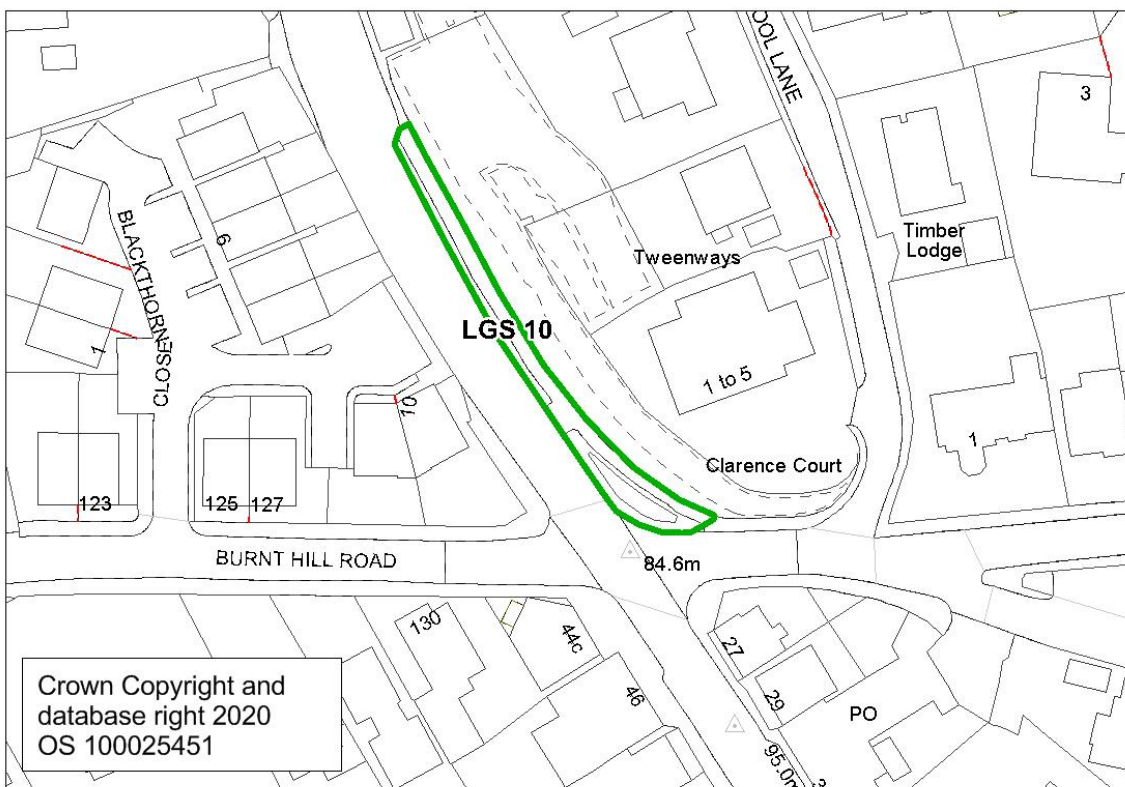
LGS 08 – Badshot Lea Pond, Farnham



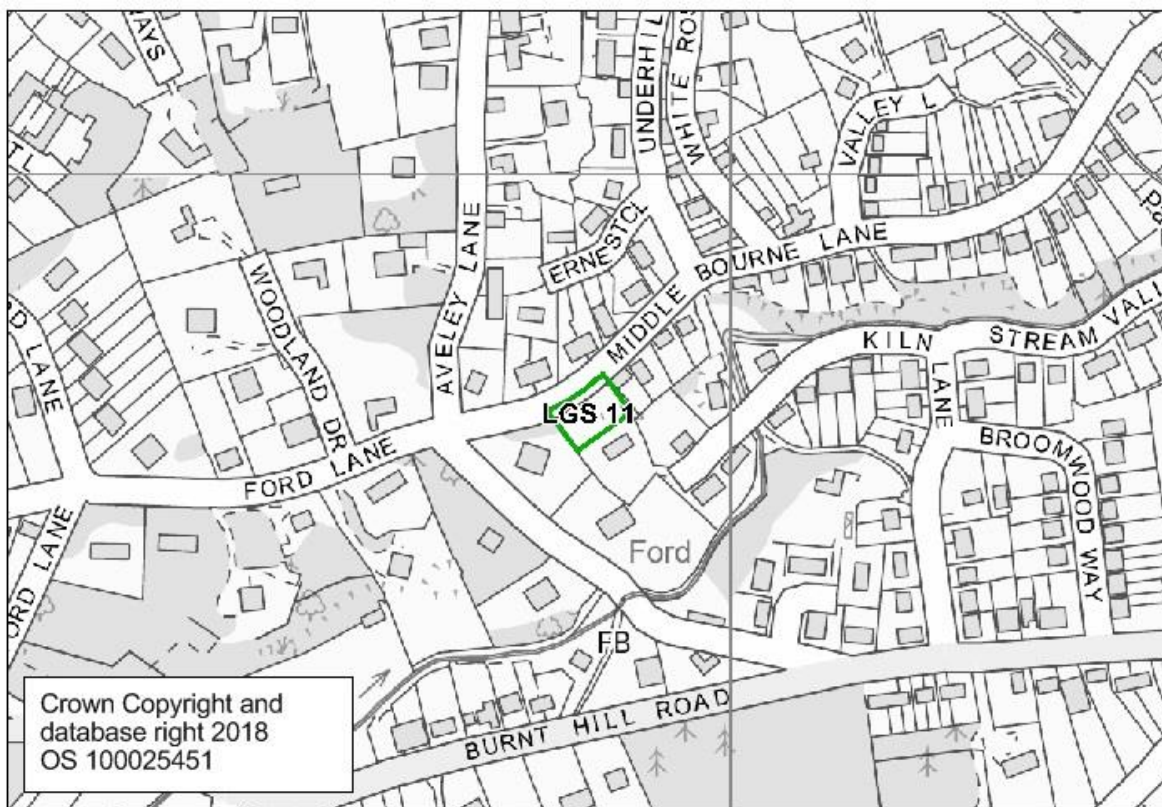
LGS 09 – Battings Garden of Rest, Farnham



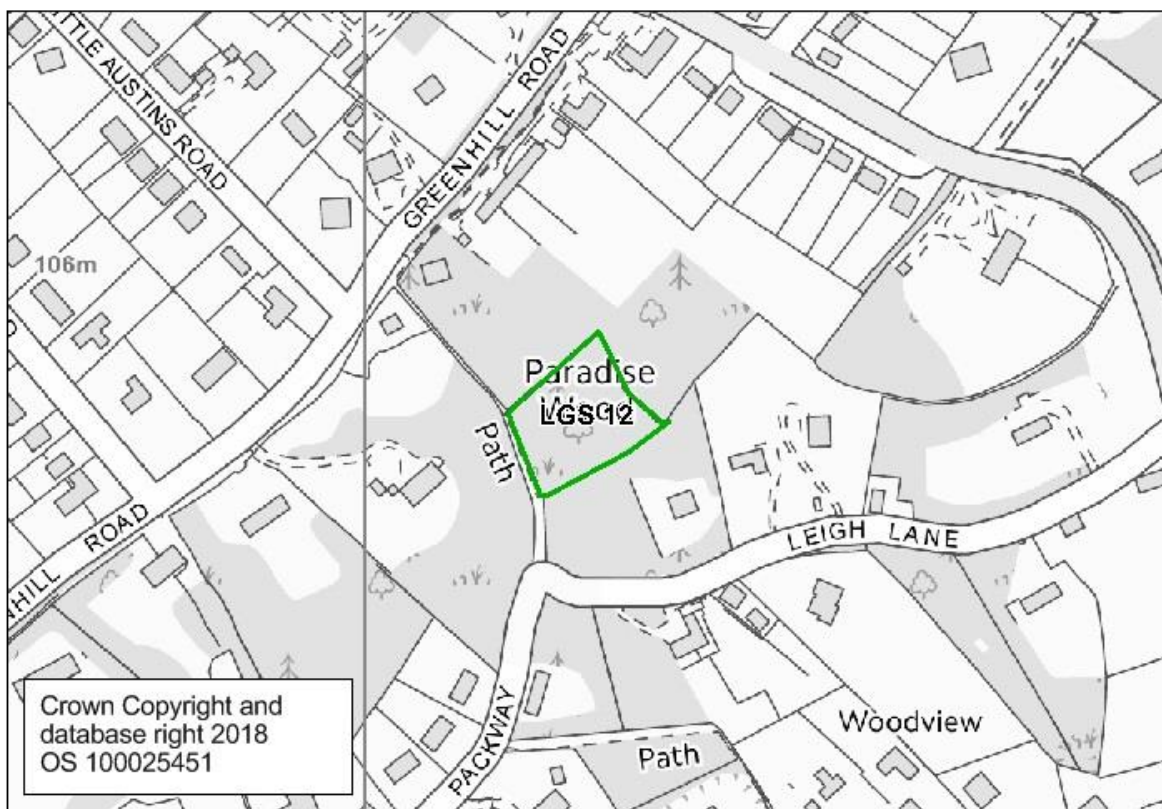
LGS 10 – Bourne Crossroads, Farnham



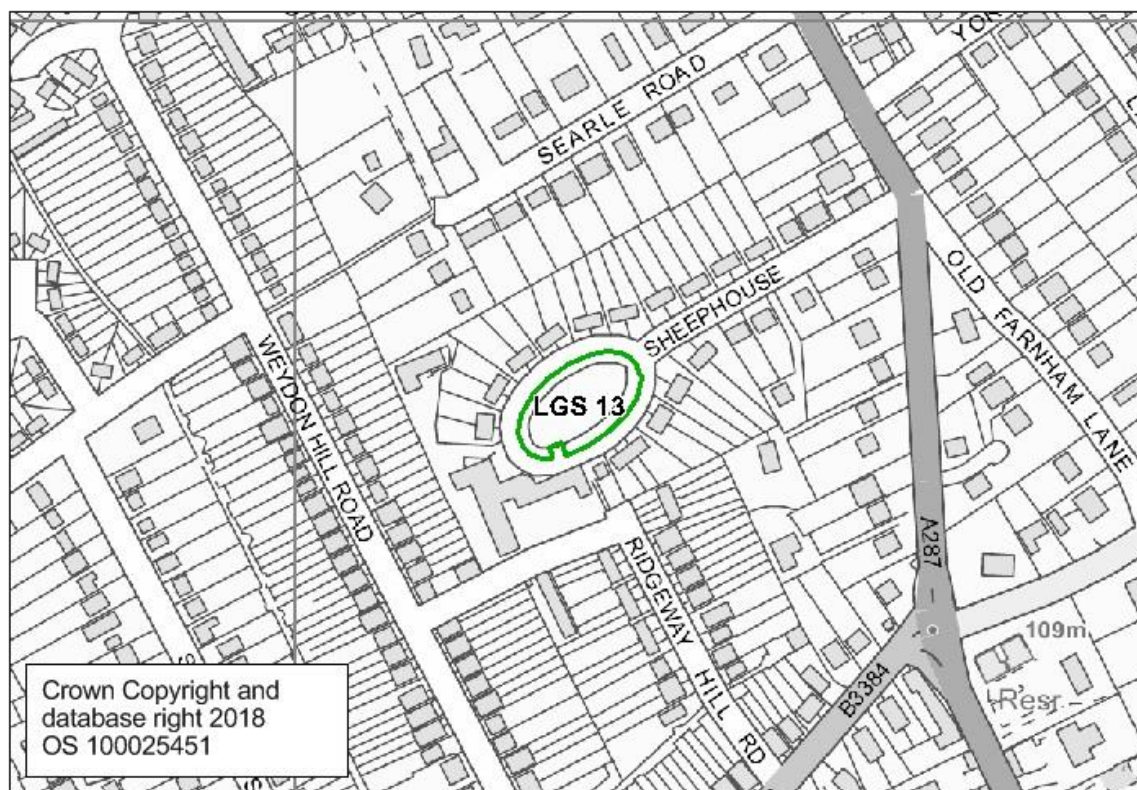
LGS 11 – Middle Bourne Lane Community Wildlife Garden, Farnham



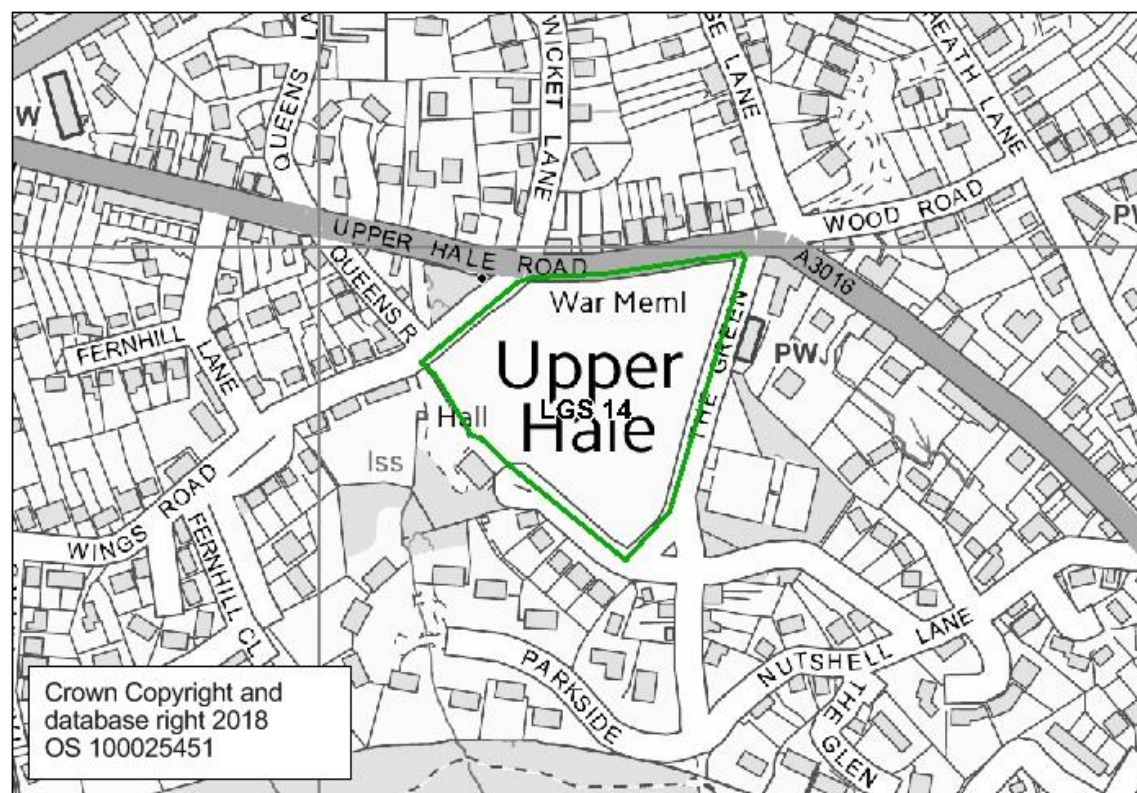
LGS 12 – Paradise Woods, Farnham



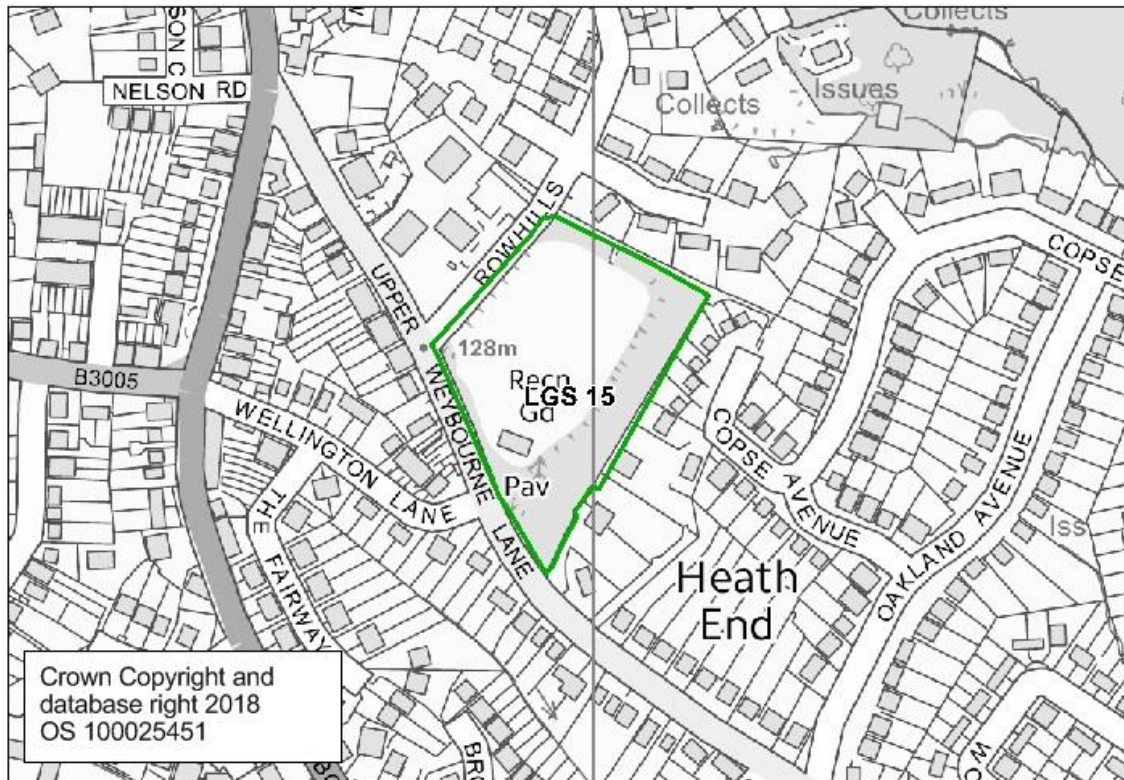
LGS 13 – Sheephouse, Farnham



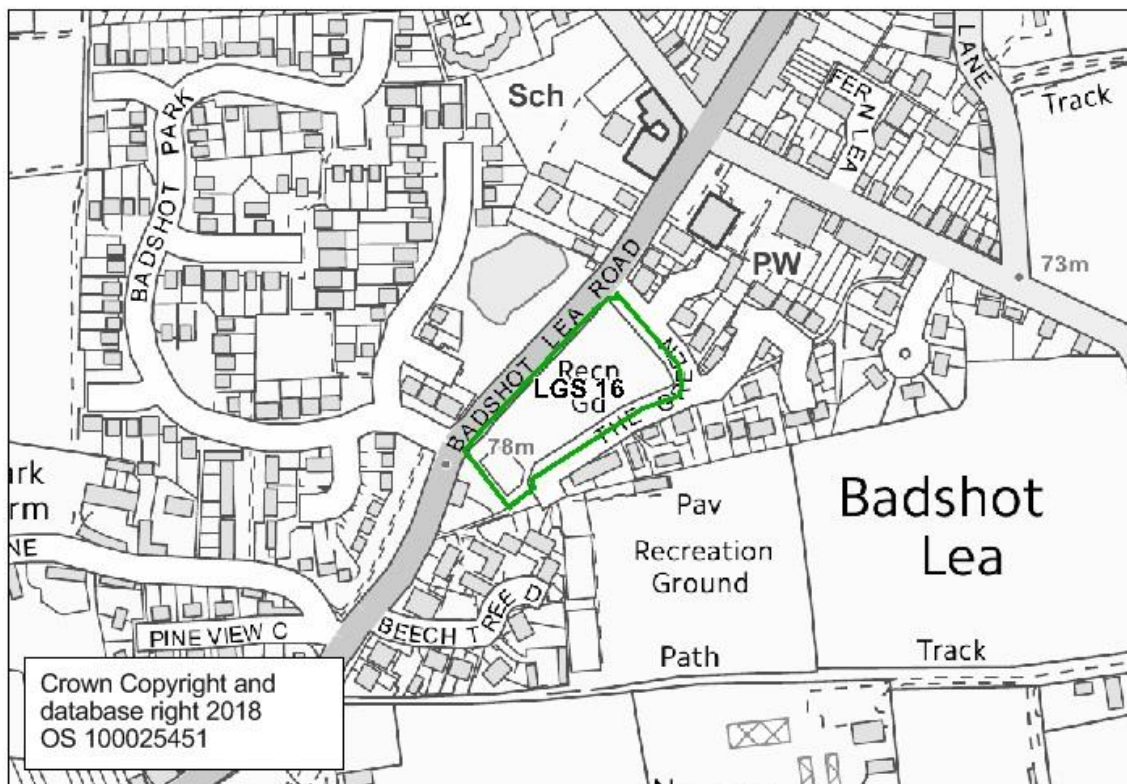
LGS 14 – Hale Recreation Ground, Farnham



LGS 15 – Heath End Recreation Ground, Farnham



LGS 16 – The Green, Badshot Lea, Farnham



LGS 17 – Morley Road, Recreation Ground, Farnham



LGS 18 – Lower Bourne Recreation Ground, Farnham

