

Core Strategy Pre- Submission

July 2012



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Introduction and Context 1

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1 Introduction and Context

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1.1 The Waverley Core Strategy is one of the documents that together will become the new Local Plan for Waverley. The Local Plan will set out the policies relating to the development and use of land in Waverley. The Core Strategy is the most important part of the new Local Plan and sets out the overall strategy to guide and direct new development in the Borough for the period up to 2028.

1.2 The Core Strategy focuses on the local issues and priorities that matter in Waverley. It covers a range of issues, including the Council's overall strategy for where development should go as well as tackling issues that are of particular importance locally, such as the Council's policies for delivering affordable housing in Waverley and the preservation of a healthy and attractive environment. It has an important role as a starting point for considering planning applications. It will also be a delivery strategy to guide where new development, along with supporting infrastructure, should go. The Core Strategy provides the framework for other Local Plan documents that will provide the application of the overall strategy through more detailed policies and the identification and allocation of land for development needed to support the overall vision and strategy for the area. The Core Strategy will also be important in setting the framework within which local communities can develop neighbourhood plans for their area, under the provisions of the Localism Act 2011.

1.3 Whilst the Core Strategy focuses on local issues, it has to comply with the national planning policy framework. National policy is currently set out in the National Planning Policy Framework (NPPF), the Planning Policy for Traveller Sites, and a range of Circulars issued by the Government.

1.4 It is also necessary to consider other plans and strategies that are relevant to Waverley. Of particular significance is the Community Strategy that captures the local aspirations of the community. For Waverley the community aspirations are set out principally in the Surrey Strategic Partnership Plan 2010 - 2020.

How the Core Strategy has been prepared

1.5 A number of factors have influenced the evolution of the Waverley Core Strategy. This is not the first Core Strategy that Waverley has produced. It was, in fact, one of the first Councils to prepare and submit a Core Strategy in 2006. This was relatively soon after the introduction of the new Local Development Framework system. However, that was subsequently withdrawn following concerns that it may not meet all the required tests of soundness. This Core Strategy has been developed since then. It has been developed following the gathering of a great deal of evidence to support the identification of the key issues and the assessment of the options to deal with these, as well as supporting the identification of the preferred options.

1.6 The Council has also consulted extensively on the development of this Core Strategy. In addition to consultations carried out in the preparation of the first Core Strategy, there have been the following key consultations:

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- Consultation on draft Vision and Objectives and Issues and Options Topic Papers: Feb. - April 2009
- Consultation on Options for the Location of New Housing: January - March 2010
- Consultation on the number of new homes: September - October 2010
- Consultation on the Core Strategy Preferred Options and Draft Policies: Jan - Feb 2011
- Consultation on the Core Strategy Revised Preferred Options and Draft Policies: Feb – April 2012

1.7 In addition, there have been a number of specific events, including meetings with town and parish councils, on-going discussions with service and infrastructure providers and consultation with the Local Strategic Partnership. The Council thanks all those who have taken time to respond to the consultations. Views expressed in earlier consultations have been taken into account. Alongside the formal Publication of the Core Strategy a Consultation Statement will be prepared setting out who has been invited to comment at the varying stages in the preparation of the Core Strategy; how they were invited to comment; a summary of the main issues raised; and how these have been addressed in the preparation of the Core Strategy.

The Key Diagram

1.8 A Key Diagram has been produced indicating the broad extent of the key strategic, landscape and other designations relevant to the Core Strategy. It does not provide the definitive identification of the boundaries of designations such as the Green Belt. These remain as shown on the Local Plan Proposals Map. However, given that one of the policies relates specifically to the Thames Basin Heaths Special Protection Area and how it affects Waverley, a map has also been produced showing the SPA boundary and the 5km zone of influence.

Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

1.9 The sustainability appraisal (SA) should be an appraisal of the economic, social and environmental sustainability of the plan (in this case the proposed Core Strategy). It is also necessary to ensure that plans like the Core Strategy comply with the European Directive on Strategic Environmental Assessment (SEA).

1.10 As the Core Strategy has evolved it has been subject to on-going Sustainability Appraisal (SA). The process started with a Sustainability Appraisal Scoping Report produced in 2007. Since then, SA has informed the assessment of the draft vision and objectives; the Issues and Options that were consulted on in 2009; the housing options consulted on early in 2010; the options for the number of new homes, that were consulted on in late 2010; the Preferred Options and Draft Policies 2011; and the Revised Preferred Options and Draft Policies 2012. Alongside the Publication of the Core Strategy a final SA Report will be available.

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1.11 A Habitats Regulations Assessment (HRA) forms part of a European Habitats Directive that requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have significant impact on national and international designated sites. The Council is completing a Habitats Regulations Assessment of the Waverley Core Strategy, which will be available alongside the Publication of the Core Strategy.

Policy Context for the Core Strategy

1.12 The current planning policy context for the preparation of the Core Strategy is the national planning policy issued by the Government and the regional policy in the South East Plan 2009. Currently the 'soundness' of the Core Strategy depends in part on whether it conforms with national policy and is also in general conformity with the relevant regional plan.

1.13 In terms of regional policy, the South East Plan was published in 2009 and currently comprises part of the formal 'development plan' for the area. The Coalition Government intends to abolish regional plans through provisions in the Localism Act. However, as at July 2012 regional plans remain part of the development plan. In the footnote to Annex 1 of the NPPF, published in March 2012, the Government states that its clear intention is to revoke regional strategies outside London, subject to the outcome of environmental assessments.

1.14 The National Planning Policy Framework (NPPF) was published in March 2012. It has introduced some significant changes to national planning policy and the expectation is that local plans (such as the Waverley Core Strategy) will be prepared in accordance with the NPPF.

1.15 Some of the main changes in published NPPF include a new presumption in favour of sustainable development; and an expectation that local planning authorities will plan to meet all objectively assessed development needs. There is specific mention of the new 'Duty to Cooperate'. This is the expectation that, in developing new local plans, local authorities will work together to address cross-boundary issues concerning development needs, infrastructure delivery etc.

1.16 The NPPF contains a number of themes relating to different aspects of this Core Strategy such as the economy, town centres, sustainable transport, housing, infrastructure, design and the environment. There are 12 core principles in the NPPF covering these themes, they identify that planning should:

- be genuinely plan-led, empowering local people with succinct local and neighbourhood plans;
- be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver homes, business, infrastructure and thriving local places;
- seek high quality design and a good standard of amenity;

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- take account of the different roles and character of different areas;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, encourage the reuse of existing resources and the use of renewable resources;
- contribute to conserving and enhancing the natural environment and reducing pollution;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas;
- conserve heritage assets in a manner appropriate to their significance;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all.

1.17 In terms of plan making the NPPF states that local plans should be prepared with the objective of contributing to the achievement of sustainable development. They should plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the NPPF.

Waverley Borough Local Plan 'Saved' Policies

1.18 The Waverley Borough Local Plan 2002 also remains part of the 'development plan' for the area. In 2007 it was necessary to seek formal approval from the Secretary of State to 'save' local plan policies. As a result, the majority of the Local Plan policies have been saved by virtue of a Direction from the Secretary of State under the provisions of the Planning and Compulsory Purchase Act 2004.

1.19 The intention is that, over time, the Core Strategy and other plans produced by the Council will replace these 'saved' policies. Attached as [Appendix B](#) is a Schedule of the current saved Local Plan policies identifying which ones will be replaced by the Core Strategy and which ones will continue to be saved alongside the Core Strategy.

The Surrey Minerals and Waste Plans

1.20 Surrey County Council is the planning authority for minerals and waste matters. It is responsible, therefore, for preparing a Minerals and Waste Plan whose site allocations and safeguarding areas are required to be shown on the Borough Council's Proposals Map.

1.21 The Surrey Minerals Plan Core Strategy and Primary Aggregates Development Plan Documents (DPDs) were adopted by Surrey County Council at its meeting on 19 July 2011, and provide strategic policies and site specific proposals for the period to 2026. The Core Strategy identifies areas of search in the vicinity of Ewhurst Brickworks and Rudgwick Brickworks (on the county boundary which adjoins an existing working

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in West Sussex). These have been identified to enable the continuation of brick manufacturing and development opportunities in these locations are likely to be limited. Existing mineral sites are included within the minerals safeguarding areas and are identified in the Minerals and Waste Annual Monitoring Report.

1.22 The Surrey Waste Plan was adopted by Surrey County Council at its meeting of 6th May 2008, and consists of the following DPD's: Core Strategy, Waste Development; Waste Development Control Policies and the Proposals Map. These documents set out the planning framework for the development of waste management facilities in Surrey. The only site to be allocated in the plan within Waverley is the Civic Amenity site on Petworth Road in Witley, to enable improvements or extensions to be made. Other existing waste sites which are safeguarded for waste management use are identified in the Minerals and Waste Annual Monitoring Report.

1.23 These DPDs are to be supplemented by the Aggregates Recycling Joint DPD for the Minerals and Waste Plans, identifying sites where development is expected to take place for these purposes.

Local Economic Partnerships

1.24 Local Economic Partnerships (LEP) are locally owned partnerships between local authorities and business to help determine local economic priorities and undertake activities to lead economic growth and create jobs. Waverley is part of the Enterprise M3 LEP which takes in 14 district authorities across mid and north Hampshire and Surrey. Enterprise M3's vision is to be one of the premier locations in the country for enterprise and economic growth, with an excellent environment and quality of life. This enables the LEP to focus on:-

- Enterprise - through the development of existing small and medium sized companies;
- Productivity - through enabling existing companies to develop and improve skills to improve their products and services so that their markets can grow;
- Environment - through the promotion of Smart Economic Growth which is as environmentally sustainable as possible.

1.25 Its key priorities include:-

- Making the most of existing skills by encouraging and enhancing labour force mobility;
- Delivering infrastructure and ensuring universal access to superfast broadband;
- Ensuring that the planning process is understood and influenced by the needs of business and able to deliver necessary developments whilst maintaining the quality of the environment.

Surrey Strategic Partnership Plan 2010 - 2020

1.26 The Government intends that the spatial planning objectives for the local area, as set out in the LDF, should be aligned not only with national planning policy, but also with the shared local priorities set out in a Sustainable Community Strategy. Waverley Borough Council is, together with other Surrey Councils, Surrey Police and voluntary and community bodies, a member of the Surrey Strategic Partnership that is the local strategic partnership. The Surrey Strategic Partnership members work together to try to find solutions to local problems. In Waverley it was resolved to adopt the county-wide Community Strategy rather than developing a specific Waverley Community Strategy and a Surrey Strategic Partnership Plan 2010 – 2020 was published in April 2011.

1.27 The Partnership Plan identifies the following key challenges facing Surrey:-

- Climate change – The Plan refers to the challenge of climate change and the urgent action needed to reduce the impact on Surrey’s special environment. The aim is to reduce carbon emissions per person to one of the lowest levels in the UK.
- The limits of sustainability in Surrey – this is about how much growth can reasonably be absorbed in Surrey. The Partnership wants to agree with communities in Surrey what the County can sensibly sustain in terms of population, housing, use of resources, transport and other infrastructure.
- Connectivity – the Plan refers to the rapid changes in internet-based technology that are taking place and states that for Surrey to remain as successful, globally competitive and economically vibrant as it has been, it needs to be at the forefront of making use of the opportunities that new information technologies provide. The plan identifies targets relating to broadband speed and access to the internet in Surrey.
- The crisis in public finances – this is about future pressures arising from reduced funding and the increasing demands for some services. It is about the challenge of reducing costs and getting best value for money for residents. The plan identifies a range of measures to achieve this.

1.28 The Partnership Plan includes a Vision for Surrey in 2020:-

- **“Sustain success** - *Quality of life for local people continues to improve. The things that are special about Surrey have been protected and enhanced. Our economy is robust and internationally competitive. Businesses and individuals respect the environment. People will live healthy, happy, safe lives and prosper. Children and young people have an excellent education and good opportunities to fulfil their potential.*
- **Share success** – *All Surrey residents are part of the County’s continuing success. We are better at preventing problems developing. When things do go wrong or inequalities exist, we intervene early and support those who most need it.*
- **Promote independence** – *We have a shared understanding of what individuals, families and communities do for themselves and what is provided as public services. Communities and individuals will be supported in what they want to do. People get support that is better tailored to their individual needs.”*

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1.29 In order to deliver the vision, the Partnership Plan identifies the following areas:

1. Improve learning, health and employment outcomes for children and young people, particularly the vulnerable and disadvantaged.
2. Improve the safeguarding of Surrey's most vulnerable children and young people.
3. Promote healthy lifestyles, particularly targeting groups and communities at most risk.
4. Support more vulnerable people to live independently and have greater choice and control over their health and support arrangements.
5. Improve the global competitiveness of Surrey's economy through sustainable growth, underpinned by appropriate infrastructure.
6. Make Surrey's economy more inclusive.
7. Help people in Surrey to achieve more sustainable lifestyles.
8. Achieve better standards of development to deliver more social, environmental, and economically sustainable benefits.
9. Improve public confidence in the ability of public services to keep Surrey safe, prepare for emergencies, and reduce crime and anti-social behaviour.
10. Strengthen local communities through targeted public and voluntary sector activity, active citizenship and work to tackle inequalities.

1.30 For each of these areas, the plan sets out the various actions, projects, targets etc. relating to that topic.

Ongoing plan monitoring and review are essential to delivering the objectives of the Core Strategy and achieving the Council's Vision. The ways in which each policy will be delivered are set out under each policy in a 'delivery and monitoring' box.

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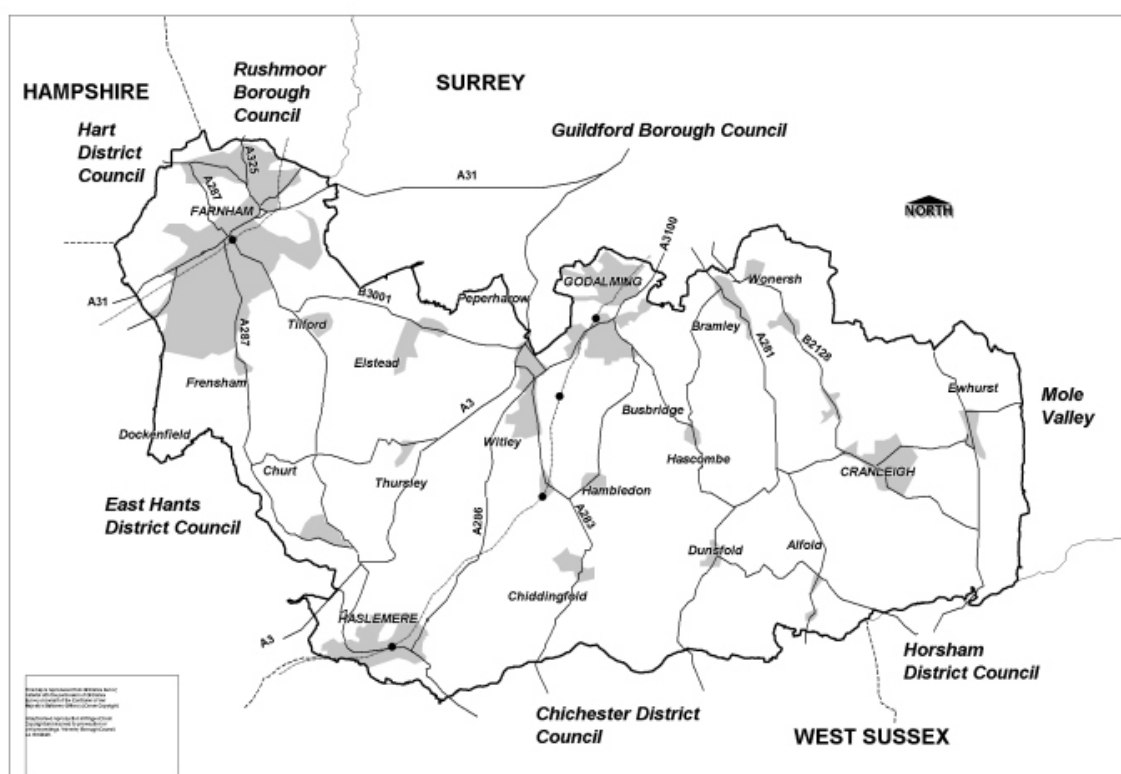
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The Spatial Portrait

2.1 Waverley Borough, which has a population of 120,300, ⁽ⁱ⁾ is located in the southwest corner of Surrey. It is predominantly rural and extends to some 345 sq km (133 sq miles).



2.2 The Borough contains four principal urban settlements of varying size. Each has a different character and distinctiveness, a defined town centre area and one or more conservation areas as well as a high number of listed buildings. About 72% of the population of Waverley live within one of the four main centres. The Borough is a desirable place in which to live, and this is demonstrated by the fact that house prices in Waverley are amongst the highest in the region. It was ranked as the 14th best place to live in the 2011 Quality of Life Survey, which is based on various factors, including residents' health and life expectancy, employment, low crime rates, environment, housing market and education. In a 2006 survey of residents, 83% were either satisfied or very satisfied with life in the Borough, placing Waverley in the top 25% of councils in England for this measure.

2.3 Waverley also has a large number of villages of varying size and character, and altogether there are 21 separate town/parish councils in the Borough. Each of the four main settlements has its own distinctive character and strong local identity. Most of the

i 2010 Mid-Year estimate

villages have historic cores, conservation areas and many outstanding listed buildings, as well as being surrounded by accessible countryside of a high quality. The number of shops and services, including the presence of a post office and health facilities vary according to the size of settlement.

- **Farnham** is the largest settlement, having a population of approximately 36,000. It has an historic core, and Pevsner referred to the quality of both Castle Street and West Street, as "superb Georgian set-pieces" in his book Buildings of England: Surrey. The centre contains many fine listed buildings including Farnham Castle. Farnham is made up from a number of large residential areas, some of which are more densely developed than others. Within these areas are a number of conservation areas and special character areas protected by planning policy. Open spaces, such as the water meadows and other more formal green spaces, give the town a spacious setting. To the south of the town are several low density residential areas with a distinct semi rural character which have been protected since 1974. Functionally, it has links with other centres outside Waverley, including Guildford, Aldershot and Farnborough.
- **Godalming** has a population of approximately 21,000. The size and range of services is less than Farnham, and it is significantly influenced by Guildford, which is only 10 km (6.2 miles) away via good road and rail links. The town straddles the River Wey, and is virtually surrounded by wooded hillsides. The Lammas Lands, which is a large open meadow area close to the town centre, forms an important backdrop to the historic town centre. The town has a long history and the built environment reflects this. There are five conservation areas in and around Godalming.
- **Haslemere**, which has a population of approximately 15,000, lies in the southwest corner of the Borough, close to the boundaries with West Sussex and Hampshire. It is surrounded by wooded hillsides as well as beautiful, protected countryside, much of which is publicly accessible, including the Devil's Punchbowl around Hindhead and other National Trust land around Haslemere itself. The South Downs National Park adjoins the parish/ county boundary to the south of the town. Haslemere has two commercial centres, the historic High Street and Weyhill, as well as Beacon Hill, which has a small commercial centre of its own. The town has extensive Arts and Craft connections and hosts a number of national cultural events. This small country town has a large rural catchment, which extends into adjoining counties, the population of which use many of its facilities. This includes the use of the railway station, which is one of the main stations on the London - Portsmouth line.
- **Cranleigh** has a population of approximately 12,000. It has a good range of services for a settlement of its size and location, and is also influence by Guildford and to a lesser extent, Horsham. Cranleigh does have an extremely good environmental quality, with the large green common area extending into the centre and the shopping area is notable for being attractive and pedestrian friendly, it has a wide range of shops, many of which are independent and contribute to its village character.

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2.4 All four of these larger settlements have a good range of leisure and cultural facilities and shops, and each has an historic core, and are covered by one or more conservation areas which draw visitors and residents alike, both during the day and into the evening. The Borough's shopping centres retain a good percentage of residents' expenditure.

Population

Age Structure

2.5 Waverley has an ageing population, with a relatively high proportion of people above retirement age. In 2006, 17.5% of Waverley's population was currently over 65, compared with the national figure of 16%. A significant percentage increase is forecast in the number of people over 65 and over 85 and could mean that potentially in 2026, some 21% of Waverley's population will be over 65, while some 4% will be over 85. ⁽ⁱⁱ⁾ The results of this are striking, but are consistent with forecast national trends. These increases have implications for maintaining residents' independence, longer-term care services and community safety. There is expected to be a decline in the number of people aged 40- 49 of some 8.5% in Waverley over the next 20 years.

Ethnic Groups

2.6 Some 97% of the Borough is white, with just under 2% being black, Indian, Pakistani or mixed origin. The remaining 1% is made up from other ethnic groups. In the year 2006 - 2007 630 Overseas Nationals registered for National Insurance numbers in Waverley, the largest group being from Poland. There is a relatively large and long-standing gypsy and traveller community in Waverley.

Deprivation

2.7 The 2010 Indices of Multiple Deprivation shows that Waverley is the 7th least deprived area in the whole of Britain. Some rural areas however, are 'deprived' in terms of barriers to housing only because of a lack of affordability. The Borough does not score very well either in some parts on access to services such as supermarkets, secondary schools, libraries, doctors and banks, again because of the rural character of the area. The juxtaposition of low-income communities with neighbouring affluent areas - and the associated costs of living in Waverley - means that the problem of relative disadvantage remains challenging. Policies relating to affordable housing can be found in Chapter 9 of the Core Strategy.

Health

2.8 Waverley is generally a healthy borough. 75% of the population said that their health was 'good' in the 2001 Census. It has a low mortality rate generally, with a correspondingly high life expectancy, however, inequalities in life expectancy relate to income groups. The Borough is well served geographically for doctor's surgeries,

ii Surrey County Council

however, some village residents do need to travel by car to access their nearest facility, and there is no accident and emergency facility at any of the hospitals in the Borough. Access to Accident and Emergency facilities at Guildford Royal and Frimley Park Hospitals are remote from large parts of the Borough, only accessible by car, and there is a wide use of cross border medical outreach provided by the minor injuries unit at Haslemere Hospital, where some Guildford PCT consultations also take place. Many of the health problems experienced are those associated with an ageing population.

Education

2.9 Waverley has a number of primary schools across the Borough, particularly in the more urban areas, and each of the four main settlements has at least one secondary school. There are currently capacity issues at some of these schools. Existing and forecast capacity issues are identified for primary and secondary provision in the Farnham area, resulting in some children having to travel to schools outside Farnham. There are also opportunities for further education in the sixth form colleges in Farnham and Godalming. Farnham is also the location of the University for the Creative Arts, which has some 2,500 students at the Farnham Campus.

2.10 There is also a relatively high number of private schools spread across the area.

Environmental Profile

2.11 The distinctive natural environment in Waverley is generally of a very high quality. Approximately 92% of the Borough is rural; made up from 61% (21,000 hectares) within the Metropolitan Green Belt and 31% (10,624 hectares) designated as Rural Area Beyond the Green Belt. 80% of the countryside is designated as an Area of Outstanding Natural Beauty (AONB) and/or an Area of Great Landscape Value (AGLV).

2.12 There are also significant ecological assets within and close to the Borough, and numerous areas which have one or more local, national or international policies to protect them. These include Special Areas of Conservation, a Ramsar Site, National and Local Nature reserves, Sites of Nature Conservation Importance. Waverley contains all or part of some 15 Sites of Special Scientific Interest (SSSIs). There are also three Special Protection Areas designated under the European Birds Directive as being of European importance for its populations of wild birds; Thursley, Hankley and Frensham Commons (also known as Wealden Heaths Phase I), part of Wealden Heaths Phase II and a small part of the Thames Basin Heaths SPA. Only 80 hectares of the Thames Basin Heaths SPA lies within Waverley, to the north of Farnham, but it's zone of influence extends 5km from its boundary and therefore affects development in most of Farnham.

2.13 Waverley's landscape has a distinctive wooded character, at 31% of it's total area. 11.5% of this woodland is classified as Ancient Woodland, and this is the highest amount of this type in Surrey.⁽ⁱⁱⁱ⁾

iii Ancient Woodland Inventory Revision 2011

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2.14 Rivers flowing through the Borough include the River Wey (Alton to Farnham reach, Liphook to Tilford reach, Tilford to Godalming reach) and Cranleigh Water. The Wey and Arun Canal is gradually being restored in parts and its recreational value has increased.

2.15 Waverley has a rich historic heritage, with 44 Conservation Areas, and 1,741 listed structures. In addition, there are 23 Scheduled Ancient Monuments in the Borough, together with 11 County defined Sites of Archaeological Importance. There are also 8 Historic Gardens, and of those, Farnham Park is also an Historic Landscape Area and these total some 765 hectares. West Surrey contains a substantial number of works from England's best known architects. Many such examples are in Waverley, built during the nineteenth century for wealthy middle class families seeking country houses. These were the clients for whom the Gothic Revival and later local Arts and Crafts architects, such as Edwin Lutyens, and Harold Falkner designed. The value of the vernacular architecture of the area became apparent at this time and local materials such as Bargate stone and timber framing contribute much to the character of Waverley today, parts of which can be said to be the very epitome of the West Surrey vernacular.

2.16 Many of the residential parts of Waverley have a distinct semi-rural character. Haslemere and Godalming have wooded hillsides surrounding them, while in Cranleigh there is a much more rapid transition from urban to rural, with common land extending into the heart of the shopping centre. The southern entrances to Farnham have retained their green aspect with the help of long-standing planning policies. A number of the villages as well as Farnham and Haslemere have produced Design Statements, carried out by local organisations in partnership with Waverley, and these seek to identify the principles, design features and quality standards that they value.

2.17 The Borough also has, in common with Surrey as a whole, relatively high car ownership, and the impact of vehicles has contributed to the identification of three Air Quality Management Areas in Waverley. These affect parts of the centres in Farnham, Godalming and Hindhead.

2.18 Landscape, Heritage, Biodiversity and Climate Change are given more detailed consideration in chapters 13 -16 of the Core Strategy.

Roads and Transport

Roads

2.19 The main road connections in Waverley are north-south, with relatively poor connections east-west. There are no motorways within the Borough and the only national trunk road is the A3 London-Portsmouth road. A major highway scheme on the A3, which includes a tunnel and takes through traffic out of the centre of Hindhead, was completed in 2011. Many of Waverley's residents work outside the Borough and use the A3 to gain access to Guildford and beyond. Much of Waverley's road network is rural and narrow and therefore unsuitable for Heavy Goods Vehicles. The safe

accommodation of heavy traffic on the principal through routes (the A31, A281, A283, A286, A287 and A325) and its impact on communities through which these roads pass, is a challenge.

Rail Services

2.20 In terms of rail links, Farnham is on the London – Alton line; with Farncombe, Godalming, Milford, Witley and Haslemere all on the London – Portsmouth line. Cranleigh does not have a rail link and there are no direct east-west rail links in the Borough. Waverley’s railway lines are heavily used, and there is growing concern from users about the current and future capacity of the trains. An example of local congestion is that caused by the level crossing in Farnham.

Bus Services

2.21 Bus services are relatively frequent within the main urban areas, and considered stronger in these locations, but services are much more patchy and infrequent within the rural areas. Bus services generally are reduced at evenings and weekends. Buses across Waverley are at capacity at school travel times.

2.22 The limited road connectivity and the limited public transport infrastructure, particularly in rural areas, and in some of the more urban areas does affect the accessibility for residents, particularly those without access to a car, to jobs and services/facilities such as shops, education facilities, health services and leisure and recreational facilities.

Housing

2.23 Waverley is an affluent area, as demonstrated by high house prices, high incomes, households with more than two cars and the relatively high proportion of children who attend private schools. However, there are identified small pockets of relative deprivation, typically in medium-sized housing estates on the periphery of the main settlements.

2.24 Waverley is an area of high demand for housing. The average house price is twelve times the average household income, and some 75% higher than the average for England and Wales. There is therefore a need for more affordable housing across the Borough, and policies to address this and other housing needs can be found in Chapter 9. The quality of the housing stock in Waverley is generally good. 76.5% of properties in Waverley are owner occupied, 13% are owned by the Council or a registered Social Landlord and 10.5% private rented.

Economic Profile

2.25 Waverley has a buoyant economy, with low unemployment. There are a limited number of single large employers, with the majority of businesses employing less than ten people. A significant percentage of the resident workforce travels outside Waverley to their place of work. There are also many people who work in Waverley but live

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outside the Borough, due in part, to the relatively high house prices. The Regional Economic Strategy for the South East 2002-2012 describes the strength of the regional economy, but identifies that currently the three main problems of success are a lack of affordable housing, transport congestion and skills shortage.

2.26 A high number of people working within Waverley are employed in knowledge-driven occupations such as business and finance and computer/telecommunications, and the Borough's residents have a high knowledge score.

2.27 Employment growth over the past decade has been modest, being constrained by the relatively scarce supply of undeveloped employment land in the District. Despite performing a relatively local employment role, the Borough's businesses serve a customer base which extends well beyond the geographical boundary.

2.28 Waverley's towns tend to compete with those outside the Borough rather than with each other, due to the geography of the Borough and the indirect links between the towns. Guildford influences all four towns, but others include Aldershot, Farnborough, Camberley, Basingstoke and Church Crookham to the northwest, Petersfield and Chichester to the southwest, and Horsham and Dorking to the south and east. Each town has a number of well-established employment areas that complement the retail and business opportunities in its town centre. There are a number of small industries located within the more rural parts of the Borough, and while these may not be considered to be in the best locations, they are historically well established and provide useful and valued local employment opportunities. In addition, Waverley hosts a broad range of small rural businesses, which must adapt to changing demand. Access to broadband is critical to their success, and lack of this is one of the top three most significant issues for rural areas. The needs of rural Surrey are to be promoted by the Surrey Rural Partnership.^(iv)

Cross Border Issues

2.29 Waverley's geographical location means that it has common boundaries with not only two other Surrey districts, but five districts in two other counties, as well as the recently formed South Downs National Park. The impact of these areas, and any significant new development in them, on Waverley is an issue to be considered, as is the potential impact of development in Waverley on surrounding areas. Examples of major developments with the potential to affect Waverley include the proposed Eco-town at Whitehill/Bordon, the Aldershot Urban Extension and developments in West Sussex south of Haslemere.

Recreation, Culture and Tourism

2.30 It is important that communities have access to open space close to where they live. These spaces, and particularly those in the built-up areas contribute significantly to the character and amenity of these areas.

2.31 The countryside in Waverley is highly accessible, with large areas of common land across the Borough, and an extensive network of public rights of way. The Devil's Punchbowl and Frensham Common are visited by large numbers of people.

Recreation

2.32 Recreation facilities include the Council's own sports centres with a swimming pool, in each of the four main settlements, sports pitches and many public and private schools which hire out their leisure facilities to community organisations. There are also a number private health and fitness clubs, and many well-used village and church halls in both towns and villages.

2.33 Waverley has many assets that attract visitors, including historic towns, attractive villages and highly accessible countryside, including extensive tracts of National Trust land.

Culture

2.34 Arts activity in Waverley is mainly provided by voluntary and private sectors at venues such as the Cranleigh Arts Centre, the Farnham Maltings, University for the Creative Arts, the Borough Hall in Godalming, and the Haslemere Hall. Facilities at these venues include concert halls, dance studios, exhibition halls, art galleries and a cinema, as well as other organised events. A multi-screen cinema on the East Street development in Farnham has planning approval.

2.35 In addition there are four small local museums in the Borough (Farnham, Godalming, Haslemere Educational Museum and the Rural Life Centre in Tilford).

Tourism

2.36 Waverley has many assets that attract visitors, including historic towns, attractive villages and highly accessible countryside. However, most visits to Waverley are by people visiting friends and relatives, day visitors and people on seasonal short breaks. The serviced accommodation is limited and there are no major visitor attractions. It is important however, to recognise that visitors to the towns and villages play a significant part in the economy of the Borough, but any proposal for new leisure or tourism development must achieve a balance between the needs of the visitor, residents, local businesses and the quality of the environment.

Climate Change

2.37 The impact of climate change on the global environment is recognised as a serious threat to communities. The Government requires local planning authorities to adopt proactive strategies to mitigate and adapt to climate change and which reduce the consumption of natural resources. For example, the impact of new development on climate change can be reduced by locating it in places where it is not entirely necessary to rely on having access to a car, by the design of carbon neutral homes and helping to achieve energy and water efficiency through sustainable construction, and increased use of renewable energy.

Issues and Challenges

As demonstrated above, Waverley is an attractive and prosperous area, with a generally high quality of life for its residents. However, there are still a number of important issues and challenges facing the Borough:-

- **Infrastructure and services:** It is important that the infrastructure and services needed to support new development is provided. This includes education provision, transport infrastructure, utilities such as water and energy and improved broadband provision. This is in the context of a Borough where new development often takes place on small sites, so the cumulative impact of development that needs to be considered. It is also about recognising that there is a limit to the extent to which infrastructure can change. For example, there will continue to be poor east-west transport connections in Waverley.
- **Housing:** Waverley is an attractive place to live, which is reflected in very high house prices. There is a pressing need for more affordable housing in Waverley. Achieving housing development that responds to local needs whilst recognising the environmental and other constraints in Waverley is a major challenge. It is also necessary to recognise the specific accommodation and housing needs of different groups in the local community.
- **Environment:** Waverley has a high quality environment, both within the towns and villages and in the countryside. The challenge is to ensure that this is recognised and protected whilst still allowing the necessary development to take place. It means protecting what is most important and ensuring that where new development does take place, it is of a high quality of design that takes account of its local setting. It also about protecting the rich biodiversity in Waverley and responding to the challenge of climate change. This includes promoting sustainable development, both in terms of where it is located and how it is constructed.
- **Cross boundary issues:** Understanding and taking account of the significance and impact of cross boundary issues is key. These include those developments planned outside Waverley but that will impact on the Borough. It also means considering how the developments planned within Waverley might impact on other areas.

2 The Spatial Portrait

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- **Population:** Waverley has an ageing population. Meeting the varying needs of older people will be a challenge, whilst ensuring that the Borough remains attractive and accessible to young people.
- **The economy:** Supporting a vibrant local economy and responding to the needs of businesses is another key issue. This means getting the balance right between the delivery of new housing on brownfield sites and ensuring there is enough employment land to meet current and future needs. It also means recognising and responding to particular issues in Waverley, including the rural economy and the high proportion of small firms.
- **Town and village centres:** We want to support the main town centres in Waverley, which are all different, all serve a particular purpose and all have particular needs. Issues include how best to maintain the vitality and viability of these centres and supporting local and village shops.
- **Social inclusion:** Waverley is generally an affluent place but there are areas within the Borough that are relatively more deprived. There are issues about access to services, particularly for those living in the more remote parts of the Borough and those without access to a car.

Evidence :

- Local Knowledge,
- 2001 Census,
- 2010 Indices of Multiple Deprivation,
- The Partnership Plan: Standing Up for Surrey: Surrey Strategic Partnership 2009
- Safer Waverley Partnership Strategic Assessment- Draft v2.
- Waverley Cultural Strategy 2009 -2014.

Vision 3

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3 Vision

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Spatial Vision

3.1 The Core Strategy looks forward at least 15 years from the anticipated date of adoption. The end date is, therefore, 2028.

3.2 The following statement is a summary of what Waverley should be like in 2028. It is, therefore, the principal aim of the Core Strategy.

Waverley in 2028

1. The high quality environment of Waverley, its distinctive character and its economic prosperity will have been maintained, whilst accommodating the growth in housing, jobs and other forms of development in the most sustainable way possible.
2. New development will be taking place in a way, which takes account of the wide range of social, environmental and economic aspirations of the community and the needs of future generations. New development will mainly be in the main settlements of Farnham, Godalming, Haslemere and Cranleigh, with the best available access to jobs, services, housing, leisure and recreation and community facilities, so as to minimise the need to travel and maximise the opportunities to travel by means other than the car. Where needed to deliver the planned amount of new housing, some new development will have taken place on the edge of the main settlements. Measures to improve access to public transport and to improve and support access to facilities on foot or by cycle will be supported.
3. Working in partnership with other service providers, there will be new and improved infrastructure to support the increased population of Waverley, and, where needed, to mitigate the impact of major developments planned outside Waverley. Support will also be given to the retention of existing facilities and the provision of new facilities that provide for the leisure, recreation and cultural needs of the community.
4. Access through and into Waverley will have been improved as a result of the completion of the A3 tunnel at Hindhead. The effect of this on the role and character of Hindhead will have been addressed and development opportunities arising from this will have been planned to meet the needs of residents, businesses and visitors to this part of Waverley.
5. The location, type and size of new housing will have taken account of local needs, demography, the size of settlements, transport and the level of services available in the towns and villages. Where necessary, provision will have been made for the new or improved infrastructure and services required to support new development.
6. A range of sizes, types and tenures of new housing and accommodation will have been provided. This will include an increase in the proportion and overall stock of subsidised affordable housing, to meet the needs of those who would otherwise not be able to afford their own home. It also means supporting the provision of housing designed for specific users, including the provision of 'lifetime homes'.
7. The local economy in Waverley will have been supported, so that provision has been made for the accommodation requirements of existing and new businesses. Important employment assets will have been retained and, where necessary, new development will have contributed to the diverse stock of employment premises. The emphasis will be on sustainable economic

- development, of the right type and in the right place to meet employment needs both within the towns and in the rural areas.
8. The vitality and viability of the main centres of Farnham, Godalming, Haslemere and Cranleigh will have been safeguarded in a way that takes account of their distinctive roles. This will have been achieved through carefully planned development, which meets the needs of these centres, whilst recognising the importance of preserving and enhancing their historic character. In local and village centres shopping facilities that meet local needs will be supported.
 9. The rich heritage of historic buildings, features and archaeology in Waverley will have been preserved and enhanced. The attractive landscape of Waverley, which contributes to its distinctive character, will also have been preserved and where possible enhanced.
 10. New building will have contributed to the creation of sustainable communities, which are safe, attractive and inclusive and where the design of new development makes a positive contribution to the area in which it is located. The unique and diverse character of Waverley's towns, villages and countryside will be cherished and preserved. New development will have taken account of this diverse character and of the different roles and functions of the settlements in Waverley.
 11. The rich biodiversity of Waverley will have been preserved and where possible enhanced. Where new development could potentially have an adverse effect on biodiversity, measures will be taken to ensure that the impact is either avoided or mitigated.
 12. Waverley will be more sustainable through measures to combat the effects of climate change and secure reductions in greenhouse gas emissions. This will be achieved by locating new buildings in the most sustainable locations possible so as to reduce car dependency; and by ensuring that through their design and construction, new buildings produce lower carbon emissions.
 13. Measures will be taken to adapt to the effects of climate change, which will include steps to minimise the risk of flooding and reduce demand for water and support the adaptation of buildings to cope with extremes of heat and cold in an energy efficient manner.

Objectives 4

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4 Objectives

The Core Strategy Objectives

4.1 The aim of the Core Strategy is to address the identified issues and deliver the Spatial Vision for Waverley in 2028. In order to achieve this a number of key objectives for the Core Strategy have been identified as follows: -

1. To contribute to the achievement of sustainable development, having regard to the guiding principles in the UK Sustainable Development Strategy: *“Securing the Future”*.
2. To contribute to the delivery of sustainable communities, by directing most new development to the main settlements of Farnham, Godalming, Haslemere and Cranleigh, where there is the best available access to jobs, services and other facilities.
3. To support the provision of new development in villages where it meets identified local needs or helps to sustain local facilities and to support the sustainable growth and expansion of rural businesses.
4. To deliver planned development in areas of significant change, including planned development in Hindhead that meets the needs of residents, businesses and visitors, as a result of the changes brought about by the new A3 tunnel scheme.
5. To ensure that cross boundary impacts arising from development or infrastructure provision are considered and addressed.
6. To support measures that promote sustainable transport, including improvements to public transport and improved facilities for pedestrians and cyclists.
7. To maintain and protect the Green Belt in accordance with national policy, including the presumption against inappropriate development in the Green Belt.
8. To protect the countryside for its intrinsic character and beauty and as a recreational asset, including its visitor facilities, and, where appropriate, promote its continued recreational use.
9. To support the delivery of at least 5,060 additional homes in Waverley in the period 2006 to 2028 (an average of 230 homes a year).
10. To deliver a balance of housing and employment growth that takes account of both the need for additional housing and the need to safeguard and, if necessary, enlarge the supply and mix of premises available to meet the needs of local businesses.
11. To ensure that adequate provision is made for new or improved social, physical and green infrastructure to meet the needs of the increased population and additional demands arising from employment related development.
12. To deliver an increase in the overall stock of affordable housing and to ensure that as far as possible the type and tenure of affordable housing meets identified local needs.
13. To support the delivery of a range of sizes and types of new homes, including homes and accommodation to meet the needs of specific users including older people and first time buyers.
14. To support the delivery of new and improved commercial premises in order to meet the needs of businesses in Waverley, both within the main settlements and in rural areas.
15. To support the vitality and viability of the centres of Farnham, Godalming,

Haslemere and Cranleigh, taking account of the difference between each of the centres and the different roles that they play.

16. To ensure that provision is made to meet the leisure, recreation and cultural needs of the community.
17. To safeguard and enhance the rich historic heritage and the diverse and attractive landscapes and townscapes in Waverley, and ensure that new development takes proper account of the character and distinctiveness of the area in which it is located.
18. To ensure that the design, form and location of new developments contribute to the creation of sustainable communities that are attractive, safe and inclusive.
19. To protect and enhance Waverley's biodiversity, including its wildlife species and their habitats, both on designated sites and undesignated sites.
20. To reduce the emissions that contribute to climate change and minimise the risks resulting from the impact of climate change.
21. To ensure that new development is located and designed to manage and reduce its risk from flooding.

The Spatial Strategy 5

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Introduction

5.1 In order to deliver the Borough's vision and objectives it is necessary to have a clear Spatial Strategy. There will continue to be pressures to build in Waverley and we must plan positively for the new homes, the shops and services, the businesses and the infrastructure that are required. This involves striking a balance between responding to the social and economic needs for development, and protecting the environment and other assets that make Waverley the place that it is.

5.2 It is also necessary to consider the aspirations, preferences and priorities of the local community alongside the need to ensure that the Spatial Strategy is in line with national planning policy. The Coalition Government has placed more emphasis on localism, with the aim of giving neighbourhoods far more ability to determine the shape of their area. For example, it intends to abolish the South East Plan along with the associated 'top-down' targets, including the target for new housing. We are expected to develop LDF Core Strategies and other related LDF documents that reflect local people's aspirations and decisions on important issues like climate change, economic development and housing.

5.3 As already identified, some of the key challenges for Waverley include the need to deliver sustainable development, to address the issue of climate change, to support the local economy, to deliver new housing (including increasing the supply of affordable homes) and to protect the environment.

5.4 The Spatial Strategy provides the overall framework for considering more detailed matters like the location of new homes. Fundamentally, it is about where development should be directed, linked to the roles of the towns and villages in Waverley.

5.5 The consequences of growth in and around Waverley is driving the need for new homes. The issues of how many homes are being planned for, and broadly where they should go are dealt with in detail in Chapter 6 of this Plan. The approach to delivering new housing in Waverley is consistent with the proposed Spatial Strategy. The Spatial Strategy is about more than just new housing. Other chapters in this Core Strategy deal with matters such as the delivery of affordable housing; the approach to delivering new employment development and the approach to development in town centres.

5.6 Waverley has a distinctive character. It is a relatively large borough with a dispersed settlement character. North-south connectivity is quite good, whereas east-west connectivity is quite poor. In addition to the four major settlements of Farnham, Godalming, Haslemere and Cranleigh, there are numerous villages of varying size, and a large proportion of the Borough is rural. The four main settlements have different characters and have different functions. In addition, there are a number of external factors affecting Waverley. These include the proximity to London and the influence of other major centres close to Waverley such as Guildford and the settlements in the Blackwater Valley. The Borough also has rich assets in terms of biodiversity, landscape

5 The Spatial Strategy

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and heritage. A large part of Waverley is also within the Metropolitan Green Belt. Waverley also adjoins the northern boundary of the South Downs National Park and Haslemere in particular is a gateway into the National Park from the north. The National Park provides a significant recreational asset close to Waverley.

South East Plan 2009

5.7 One of the key influences during the preparation of the Core Strategy has been the South East Plan, with its requirement to plan for at least 5,000 new homes in Waverley between 2006 and 2026. Pending its abolition, the South East Plan remains part of the development plan for the area. It contains a number of policies that influence the choices about where new development should go.

5.8 South East Plan policy SP3 states that the prime focus for development in the region should be urban areas, in order to foster accessibility to employment, housing, retail and other services, and avoid unnecessary travel. In formulating policies, local planning authorities like Waverley are expected to concentrate development within or adjacent to the region's urban areas. This Core Strategy is consistent with that approach.

5.9 South East Plan policy SP5 relates to the Green Belt and says that the broad extent of the Green Belt is appropriate and will be retained. It acknowledges that some small scale local reviews of Green Belt boundaries may be needed and that these should be pursued through the local development framework process.

5.10 There are a number of other policies in the South East Plan relevant to the location of development in Waverley, including: Policy CC1 – Sustainable Development; Policy CC2 – Climate Change; Policy RE3 – Employment Land Provision; Policy H1 – Regional Housing Provision 2006 – 2026; Policy T1 – Manage and Invest; Policy NRM1 – Sustainable Water Resources and Groundwater Quality; Policy NRM4 – Sustainable Flood risk Management; Policy MRM5 – Conservation and Improvement of Biodiversity; Policy NRM6 – Thames Basin Heaths Special Protection Area; Policy BE4 – The Role of Small Rural Towns ('Market Towns'); Policy BE5: Village Management; and Policy TC2: New Development and Redevelopment in Town Centres.

National Policy Context

5.11 The National Planning Policy Framework (NPPF) provides the national planning policy context for decisions about where new development should go. It is underpinned by the presumption in favour of sustainable development. The NPPF contains a number of core planning principles. One of these states that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Planning is also expected to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

5.12 The NPPF also says that planning should encourage the effective use of land by reusing land that has been previously developed. It also says that allocations of land for development should prefer land of lesser environmental value. In addition to the broad approach of supporting sustainable economic growth and meeting the needs of businesses, the NPPF also deals with particular locations. For example, by promoting competitive town centres and supporting economic growth in rural areas. The NPPF also promotes sustainable transport, including by ensuring that developments that generate significant movements are located where the need to travel is minimised.

5.13 The Government also attaches great importance to Green Belts. The NPPF says that local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans and when drawing up or reviewing Green Belt boundaries, should take into account the need to promote sustainable patterns of development.

5.14 Other key elements of the NPPF that influence where development goes include policy on climate change issues; policy on minimising flood risk; policy on conserving and enhancing the natural environment (including biodiversity); and policy on conserving and enhancing the historic environment.

The Waverley Settlement Hierarchy

5.15 As part of the evidence gathered to support the development of the Core Strategy, we have produced a Settlement Hierarchy. In essence, this means placing the various settlements in Waverley in a hierarchy determined by the range of services available within the settlement and accessibility to public transport. The Settlement Hierarchy provides important evidence in deciding on the most sustainable approach to the location of development. In the Waverley Settlement Hierarchy there are five categories of settlement. The highest order settlements are known as 'Communities with Key Services'. The settlements in this category are Farnham, Godalming, Haslemere and Cranleigh. Below these are 'Communities with Local Services'. This category contains Hindhead and Beacon Hill, Bramley, Milford, Elstead, Witley and Chiddingfold. The remaining villages are split between 'Rural Communities with Limited Services' (including villages like Alfold and Ewhurst), 'Rural Communities with Very Limited Services' (including villages like Hambledon and Wonersh) and 'Other Rural Communities' (including the smallest rural communities like Dockenfield and Blackheath).

Cross Boundary Issues

5.16 Looking ahead to the abolition of regional plans, local authorities are expected to co-operate to address cross boundary issues. This is through the 'Duty to Co-operate' that is a requirement of the Localism Act and is also addressed in the NPPF. This is a challenge in an area like Waverley, which is adjoined by seven different districts/boroughs, two counties (Hampshire and West Sussex) and the South Downs National Park. There are already good examples of cross-boundary co-operation. For example, through the joint work to address the impact of development in a number of local authority areas on the Thames Basin Heaths Special Protection Area (SPA). This

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has resulted in a consistent approach to avoidance and mitigation measures and an agreement amongst the affected local authorities to secure developer contributions towards the strategic access management and monitoring of the SPA itself.

5.17 An important part of the cross-boundary working has been to consider the potential impact of development proposed in surrounding districts and how this might affect Waverley as well as considering the potential cross-boundary issues arising from growth planned in Waverley itself. This has focussed on two particular issues. Firstly the extent to which major housing growth planned close to Waverley may help to meet housing needs arising in Waverley and secondly, assessing the cumulative impact of growth within and around Waverley on local infrastructure.

5.18 In relation to housing, there are two particular locations which, because of the scale of development envisaged and the fact that the housing market areas extend across borough boundaries, are likely to meet some of the housing needs arising in Waverley. These are the major brownfield developments at Whitehill/Bordon in East Hampshire and the Aldershot Urban Extension (AUE) in Rushmoor. In the case of Whitehill/Bordon the South East Plan included a strategic allocation of 5,500 homes over and above the general housing allocation for East Hampshire. Since the South East Plan was published, further work has taken place on the plans for Whitehill/Bordon. As a result, the number of planned new homes has reduced to about 4,000. The Ministry of Defence has also confirmed that it will be relocating from Whitehill/Bordon and the site is a strategic allocation in the East Hampshire Joint Core Strategy, which has recently been submitted for Examination. In the case of AUE, this is also expected to deliver about 4,000 new homes. As a result, the number of new homes built in Rushmoor over the South East Plan period is expected to be about 1,800 more than required by the South East Plan. This issue is addressed in more detail in the Housing Chapter.

5.19 In relation to infrastructure, the Council has sought to put the planned growth in Waverley in the context of other developments planned outside Waverley, with a view to understanding the cumulative impact. In this respect, it is the impacts of the substantial developments planned outside Waverley that are likely to have more of an impact on Waverley's infrastructure than vice versa. One particular issue of local concern has been the impact on the local transport infrastructure, with a focus mainly on the Farnham area and the impact of developments such as the AUE and the Whitehill/Bordon eco-town. Surrey County Council has liaised with Hampshire County Council to consider the potential traffic impacts. This analysis has concluded that major highway infrastructure is not required to support the level of growth planned in Waverley. However, it says that some schemes in urban areas such as Farnham, and at key junctions, will be required to support and manage the planned development contained in the Core Strategy. The analysis also acknowledges that whilst current evidence potentially over-estimates the impacts from Whitehill/Bordon, the A325 and A31 corridors in and around Farnham town centre are very sensitive to the additional traffic from strategic developments external to Waverley and would require significant highway infrastructure to mitigate impacts if estimated forecasts were achieved. Therefore, it recommends that further work is undertaken to understand and more accurately predict the impacts of the proposed external developments, specifically Whitehill/Bordon.

5.20 The Council will continue to liaise with neighbouring authorities on cross-boundary issues, including further consultation on planned levels of growth within Waverley, to ensure that there are no adverse effects or to ensure that arrangements will be in place to provide mitigation if needed.

The Spatial Strategy for Waverley

5.21 National and regional policy on the location of development is driven by the principles of sustainable development, emphasising the need to locate development in accessible locations with good access to housing, jobs services etc. In an area like Waverley it is simply not possible to achieve the levels of sustainable living that can be achieved in much more urban locations, where facilities are located much more closely together and where the public transport network is much more comprehensive. The objective, therefore, is to locate development in the most sustainable locations possible. In some cases, for example, where there is a clear need for affordable housing in a village, the broad aspiration of sustainable development needs to be balanced against the benefit of meeting a locally generated housing need.

5.22 In order to achieve the aim of delivering the most sustainable development possible, the main focus for new housing and other development will be on the four main settlements of Farnham, Godalming, Haslemere and Cranleigh. The justification for this approach is that it best meets the objectives of securing sustainable development and meeting national planning objectives. These settlements have the best range of jobs, services and other facilities. In addition, in order to deliver the planned level of housing growth in the Borough, the Core Strategy makes provision for selected releases of land on the edge of the main settlements. This approach is consistent with the South East Plan and the view of the Panel of Inspectors who conducted the Examination in Public for the South East Plan. In its report dealing with housing numbers and distribution in Waverley, the Panel said that if it was not possible to find capacity for housing within settlements then there appeared to be some limited potential for small adjustments to urban boundaries that would not conflict with the Green Belt, AONB or other environmental designations. It is also consistent with the NPPF. The release of greenfield land outside settlements will be on land that is outside the Green Belt and also outside the Surrey Hills Area of Outstanding Natural Beauty (AONB) and the designated Area of Great Landscape Value (AGLV).

5.23 In terms of the villages, the approach is to allow for infilling and small scale development within the currently defined settlement boundaries. These settlement boundaries are currently identified in the Waverley Borough Local Plan 2002, with an associated Local Plan policy RD1. It is intended that these village boundaries will be reviewed as part of the proposed Development Management and Site Allocations DPD, to address any anomalies. In addition, Policy CS6 of the Core Strategy allows for new developments for affordable housing on the edge of villages, where a need has been identified. Having regard to the NPPF, Policy CS6 also makes provision for the inclusion of a small element of market housing within these schemes where it is needed to enable to scheme to come forward. The main focus of Policy CS6 is to deliver affordable housing in response to local needs. However, a modest increase in new housing in villages will

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also help to contribute to supporting the vitality of villages in Waverley. There are a few of the smallest or most loose-knit settlements that do not have a defined settlement boundary and where the options for new development are very limited, although Policy CS6 does allow for such schemes in villages without defined settlement boundaries, subject to various criteria being met.

5.24 The Core Strategy does not specifically differentiate between villages of different size in terms of the amount and type of development that may be allowed. However, this differentiation will occur in practice. This is partly because the village boundaries generally accord with the size of the village, meaning that there is potentially more scope for infilling and redevelopment in the bigger villages. Similarly, it is likely that any affordable housing schemes coming forward as a result of Policy CS6 will be related to the overall size of the settlement and the level of local need.

5.25 With regard to the Green Belt, the current boundary, which is shown on the 2002 Local Plan Proposals Map, is not altered. The Green Belt does not cover the whole of the countryside in Waverley. Instead, there are parts of the Borough in the south east and the west, that lie outside the Green Belt. The Council is satisfied that the planned growth can be accommodated without the need to review existing Green Belt boundaries. This does mean that the opportunities for development outside settlements is much less in Godalming and Haslemere than in Farnham and Cranleigh. The five largest villages are also within the Green Belt. However, maintaining the Green Belt boundary as it is does not prevent any development in these villages. There will still be scope for development within the defined village boundaries and for affordable housing schemes on the edge of villages where they accord with Policy CS6.

5.26 There are a number of other factors that will influence the location of development. Local and national landscape designations, such as the AONB and the AGLV are addressed in Chapter 13: 'Rural Environment'. Similarly the impact of ecological designations, such as the Special Protection Areas (SPAs) are addressed in Chapter 15: Biodiversity and Geological Conservation. One particular designation that impacts on the location of housing is the Thames Basin Heaths SPA. The zone of influence of this SPA affects most of Farnham, such that a specific avoidance strategy is required to enable the delivery of avoidance and mitigation measures to enable new housing to be permitted. This issue is addressed within the Housing Chapter (Chapter 6). There are also local landscape designations in the 2002 Local Plan, namely the Areas of Strategic Visual Importance (ASVI) and the Farnham/Aldershot Strategic Gap. Policy CS15 says that these will be retained, but reviewed through the Development Management and Site Allocations DPD. Another factor that the Council will consider when deciding on specific site allocations is agricultural land. In Waverley, most agricultural land is Grade 3 or 4. There are small pockets of Grade 2 land and no land that is classified as Grade 1. In accordance with the NPPF, the value of any agricultural land will also be taken into account when deciding on specific site allocations.

5.27 Whilst much of the Waverley countryside is within the Green Belt, there are still quite extensive areas that are not. This countryside plays an important role in defining the character of Waverley as well as, in some cases, providing a rural buffer between

settlements. The Council's current Local Plan Policy C2 seeks to protect these countryside areas that are not within the Green Belt. The intention is that the Council will continue to protect this countryside. However it is recognised that in order to deliver the planned level of housing growth, some limited releases of countryside land on the edge of the main settlements will be needed. The Core Strategy indicates broadly where these releases will be made, but the detailed allocation of specific sites will be made through the Development Management and Site Allocations DPD and/or any local neighbourhood plans.

5.28 There are a number of significant brownfield sites located in the countryside and Green Belt. Some of these are currently allocated for employment use and these allocations will be reviewed in the Development Management and Site Allocations DPD. Others do not currently have any designation. The most significant of these is Dunsfold Park. The current and future role of this major site is considered in the chapter dealing with Employment and the Economy (Chapter 10).

5.29 In the Waverley Borough Local Plan there are two sites identified as Major Developed Sites in the Green Belt. One has since been redeveloped, the other is Milford Hospital. There is surplus land at Milford Hospital and the Council has produced an SPD to guide development on that land (now known as Upper Tuesley). The Council supports the principle of developing the Upper Tuesley site in accordance with the NPPF. There are other rural brownfield sites within and beyond the Green Belt that may be suitable for development. Some of these are or have been in employment use and are designated as such. These sites may potentially continue to meet development needs for employment, housing or both. Detailed consideration of these sites, including a review of existing designations, will be undertaken as part of the Development Management and Site Allocations DPD.

5.30 It is acknowledged that, as a result of the opening of the new A3 tunnel at Hindhead, there will be changes within Hindhead itself and it is likely that sites within the current developed area of Hindhead will come forward for development. In fact, the Council has already started to receive planning applications for redevelopment in central Hindhead. In principle, the Council will support the redevelopment of land for uses more appropriate to the changed situation in Hindhead, in accordance with the Hindhead Concept Statement, the Hindhead Avoidance Strategy and any other subsequent policy/guidance produced by the Council.

Policy CS1: Location of Development

New development will be directed towards land within the built up areas of Farnham, Godalming, Haslemere and Cranleigh. These are the settlements in Waverley that are the most sustainable locations within Waverley in terms of accessibility to services and facilities as well as public transport. There will be limited releases of land on the edge of the main settlements and outside the Green Belt, AONB and AGLV. The detailed identification and allocation of any greenfield releases will be through the Development Management and Site Allocations DPD.

Limited development including infilling will be allowed within the defined settlement boundaries of the following villages to meet local needs and to maintain the vitality of the village:-

- Alfold
- Alfold Crossways
- Bramley
- Chiddingfold
- Churt
- Dockenfield
- Dunsfold
- Elstead
- Ewhurst
- Frensham (including Millbridge and Shortfield Common)
- Grayswood
- Hascombe
- Milford
- Rowly
- Shamley Green
- Thursley
- Tilford
- Witley
- Wonersh

Proposals for affordable housing to meet identified needs in villages will be considered in accordance with Core Strategy Policy CS6.

The Green Belt will be maintained and new development in the Green Belt will be controlled in accordance with the NPPF. There will be a presumption against inappropriate development in the Green Belt.

Outside settlements, in the countryside beyond the Green Belt, the countryside will be protected for its own sake, in accordance with relevant policies in the Core Strategy, relevant saved local plan policies and new policies in the subsequent development plan documents, as well as relevant national planning policies.

For the purposes of this policy, the built up area of Farnham includes Badshot Lea and the built up area of Haslemere includes Beacon Hill and Hindhead.

Delivery

This policy will be delivered through:

- The Development Management and Site Allocations DPD
- The decisions made on planning applications and any subsequent policies and guidance that amplify the broad strategy.
- Application of the Upper Tuesley SPD

Monitoring

The policy will be monitored through:

- The routine monitoring of new development for housing and other uses.

- Draft Settlement Hierarchy
- Strategic Housing Land Availability Assessment (SHLAA) 2010 and updates 2011 and 2012
- Employment Land Review 2009 and update 2011
- Strategic Housing Market Assessment 2009

The Amount and Location of Housing 6

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Introduction

6.1 One of the key requirements of the Core Strategy is to set out the amount of new housing that should be provided over the period of the Plan, and to provide the planning policy framework to ensure that new housing is provided in the right places. The overall Spatial Strategy (Policy CS1) sets out generally where new development should go and places an emphasis on delivering most new development in the main settlements of Farnham, Godalming, Haslemere and Cranleigh, with more limited development directed towards the villages, principally to meet local needs. It also says that where development needs cannot be met within settlements, then there should be limited releases of land on the edge of these settlements, outside the defined Green Belt, Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV). The proposed approach both to the amount of new housing that should be provided and where this housing should go is consistent with the overall Spatial Strategy. Account has also been taken of the housing growth planned in adjoining districts.

6.2 The Core Strategy looks forward 15 years to 2028 and the target for the number of new homes also runs to 2028.

The number of new homes

6.3 This Core Strategy has been prepared in the context of the South East Plan and the National Planning Policy Framework (NPPF).

6.4 The Coalition Government intends to abolish regional strategies such as the South East Plan through legal provisions in the Localism Act. In fact, during earlier stages in the preparation of this plan the South East Plan had been revoked, only to be reinstated following a legal challenge. At the time of writing this Core Strategy, the South East Plan remains part of the development plan.

6.5 The South East Plan sets a housing target for Waverley of 5,000 new homes in the period 2006 to 2026 (i.e. 250 a year). In terms of the broad location of development, South East Plan Policy SP3 says that the prime focus for development in the region should be urban areas, in order to foster accessibility and employment, housing, retail and other services and avoid unnecessary travel.

6.6 The NPPF says that Local Plans should meet the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period. This includes:-

- Identifying a 5-year supply of *deliverable* sites (plus a buffer of 5-20%);
- Identifying a supply of specific *developable* sites or broad locations for growth for years 6-10 and, where possible, for years 11-15.

6.7 There is also a requirement to set out a housing trajectory for the plan period showing the expected rate of delivery and a strategy for ensuring that the five-year supply will be maintained.

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6.8 Given that the South East Plan is to be replaced, the Council has had to decide whether or not to set a new locally derived target for the number of new homes. However, until the South East Plan is abolished it remains the starting point for considering the housing requirement for the area, with the additional issue of the NPPF and what it says on housing supply. There is an extensive evidence base that underpins the South East Plan both in terms of the overall housing target for the region, and the distribution of housing across the region.

6.9 It is necessary to consider the need and demand for new homes in the area, as well as considering what land is available and suitable for housing. Suitability means considering a number of factors, including, in Waverley's case, constraints such as Green Belt; landscape designations; biodiversity considerations, including the various international, national and local designations affecting the Borough; and the fact that Waverley is a largely rural borough with limitations on access to services and public transport.

6.10 In terms of the need for affordable housing and the broader demand for market housing, key evidence includes the evidence that underpins the South East Plan; the West Surrey Strategic Housing Market Assessment (SHMA) February 2009, which was jointly commissioned by Waverley, Guildford and Woking Borough Councils; local evidence derived from the Council's housing needs register; and the statistical evidence in terms of projections of population and household growth.

6.11 The SHMA indicates an unmet need for affordable housing of 515 homes a year. The consultants' "Balancing Housing Markets" model also indicates a combined need for affordable and market housing of 706 homes a year. Evidence from the Council's Housing Needs Register indicates that there are approximately 2,000 households considered to be in housing need with a local connection, of which about 500 are already in social housing but are to move to different accommodation.

6.12 This evidence suggests a high need both for more affordable housing as well as a strong demand for market housing. However, it does not follow that this full need/demand can or should be met. Waverley is an attractive place to live and this explains the strong demand for housing. In fact evidence shows that a very significant proportion of the projected population increase derives from an assumption that the very high levels of net migration into Waverley will continue.

6.13 In terms of land availability, the principal source of evidence is the Strategic Housing Land Availability Assessment (SHLAA), which the Council updates on a regular basis. The most up-to-date version has a base date of April 2012. It provides information on the various sources of supply that are expected to contribute to the delivery of the required housing. Having considered the evidence of need and demand and the availability of suitable land to deliver housing, the housing target in this Core Strategy is equivalent to the delivery of 230 homes a year over the South East Plan period from 2006, rolled forward to 2028, the end-date of the Core Strategy. The significance of this is that 230 homes a year was the figure contained in the submitted South East Plan before it was increased to 250 by the Secretary of State on the recommendation of the

South East Plan Examination in Public (EiP) Panel. The Council has concluded that this approach strikes the right balance between delivering new homes needed in the area, whilst recognising the rural character of Waverley and the various constraints that limit the potential to accommodate new homes in a sustainable way.

6.14 The Council considers that there is a sound case for adopting the target of 230 a year rather than continuing with the final South East Plan figure of 250 or adopting a higher figure that more closely reflects the evidence of need/demand. These reasons are as follows:-

- Waverley is not within one of the growth areas or other sub-regional areas in the South East Plan. It is within the 'Rest of Surrey' area. Prior to the detailed work on district allocations, the indicative housing figure for the 'Rest of Surrey' was 220 a year.
- The work carried out in 2005 to determine the district level allocations in Surrey was largely based on the findings of an updated 'Surrey Housing Potential Study'. That was an assessment of the potential to accommodate growth within settlements and on other suitable rural brownfield land. The findings of the Study were very heavily reliant on estimates of future supply of unidentified sites based on past trends. Since then, national policy has changed significantly in relation to windfall sites and the extent to which they can be included in assessment of future supply.
- At the time when this work was being carried out, there was evidence that Waverley was delivering housing above its allocation. However, that also coincided with Planning Policy Guidance Note (PPG) 3, with its prescriptive approach regarding density, including its encouragement of densities of 30 to 50 dwellings per hectare. That policy clearly influenced the schemes being submitted at the time and the ability of the Council to give weight to other factors. In fact the changes made to PPS3 to remove the minimum indicative density figure and to remove gardens from the definition of previously developed land, were due to concerns about the harmful effects that some housing schemes were having on the character of existing residential areas. Many of those 'harmful' schemes would have originated from a time when PPG3 was the national policy. Changes in national policy since then mean that future supply on urban sites through intensification, infilling etc. is not likely to match the levels of supply being delivered at that time.

6.15 When the South East Plan Examination in Public (EiP) Panel was considering housing numbers, it acknowledged that there was very little potential for Waverley to contribute more than its allocation of 230 a year in a sustainable manner. It said that a small increment above the draft plan figure of 230 could help to meet wider regional housing needs, without adding unacceptably to car-based commuting. However, it was clearly strongly influenced by the evidence that Waverley was outstripping its housing target at the time. As part of the work through the Duty to co-operate, Waverley has also assessed the plans of neighbouring authorities, particularly where evidence shows a strong connection in terms of the housing market. There are major developments planned in neighbouring authorities that, by the very nature of the local housing market, will help to satisfy some of the housing needs arising in Waverley. Firstly, in Rushmoor, the recently agreed Core Strategy plans to deliver about 1,800 homes more than required

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by the South East Plan, including the 4,000 homes planned for the Aldershot Urban Extension. Secondly, there is the Eco town proposal for Whitehill/Bordon. This was included as a strategic allocation in the South East Plan, over and above the specific housing allocation for East Hampshire. Evidence shows the close links between Waverley and East Hampshire in terms of the housing market and commuting patterns such that the impacts of these major housing schemes will extend beyond the respective borough/district boundaries (see the separate section of the plan dealing with cross-boundary issues generally).

6.16 The plan period for the Core Strategy runs to 2028 (i.e. 15 years post adoption). The housing target now proposed is for the delivery of **3,614** new homes between 2012 and 2028. Together with the 1,446 new homes completed between 2006 and 2012, this would result in the delivery of 5,060 dwellings between 2006 (start date for the South East Plan) and 2028 (the projected end date of this plan) at an annual average of 230 a year. The main components of the projected supply are:-

- Sites with planning permission;
- Sites identified as having potential in the latest update to the SHLAA;
- An allowance for the continued supply of small sites based on past trends; and
- Selected greenfield releases around main settlements

6.17 One of the components of the assessment of future supply is the continued contribution of small 'windfall sites'. These are sites that have not previously been identified or allocated for housing by the Council. In recent years, the vast majority of new homes built in Waverley have been on windfall sites. National policy on windfall sites has changed with the introduction of the NPPF. Local planning authorities are now allowed to make an allowance for windfall sites in the five-year supply, provided they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. The NPPF says that any windfall allowance should not include residential gardens.

6.18 The Council's strategy for future housing delivery includes an allowance for the continued supply of small windfall sites (1-4 net increase) within settlements, based on past trends and discounted by 25%. No allowance has been made for larger windfall sites, partly because the SHLAA seeks to identify specific opportunities on sites capable of delivering 5 or more dwellings. However, in the past more than 90% of new houses built in Waverley have been on windfall sites and until very recently this has enabled Waverley to consistently exceed its annual housing target. It is, however, difficult to identify these sites in advance and, notwithstanding what is identified in the SHLAA, it is likely that more windfall sites will continue to emerge through the process and will continue to contribute to Waverley's housing supply. More details on how the windfall estimate is calculated and the justification for its inclusion can be found in the SHLAA.

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6.19 The overall Spatial Strategy says that the four main settlements should continue to be the focus of new development, with the villages playing a lesser role, mainly accommodating development to meet local needs. This is considered to be consistent both with the South East Plan approach to the location of development and the NPPF. Therefore, in bringing together the evidence of housing supply, the Council initially focussed on potential within the main settlements and within villages with a defined settlement boundary. The Council has also considered the potential for some development on rural brownfield sites. These need to be considered on a case-by-case basis, as there are other factors that may impact on whether housing should be considered and how much, particularly in terms of the location of the site and how accessible it is to jobs, services etc. One particular site included in the assessment of future supply is the Upper Tuesley site, which comprises the surplus land at Milford Hospital and is designated as a 'Major Developed Site' in the 2002 Local Plan. The Council has previously indicated that residential development would be suitable on that site as a replacement for the hospital use. A Supplementary Planning Document (SPD) is being produced to guide further development. This gives an indicative capacity of for 120 dwellings.

6.20 In terms of the villages, the Core Strategy approach is essentially a continuation of the approach taken in the 2002 Local Plan, namely that within those villages with a defined settlement boundary there will continue to be an allowance for small scale infilling and other forms of development in accordance with saved Local Plan policy RD1. The intention is that through the proposed Development Management and Site Allocations DPD, the Council will review these settlement boundaries with the intention of resolving any anomalies, but not with the aim of planning for any significant growth. This applies to villages both within and outside the Green Belt. In addition, the Council will continue with a policy that allows for the development of small scale affordable housing schemes on the edge of villages, where a local need has been identified. Over the years the Council has been successful in facilitating a number of such schemes providing 100% affordable housing to meet local needs. This matter is dealt with in detail through Policy CS6 of this Core Strategy.

6.21 In addition, and in response to the NPPF, Policy CS6 also makes provision for the inclusion of a small element of market housing where this is required to deliver a significant amount of affordable housing. The strategy for housing delivery includes an allowance for the continued supply of small windfall sites within villages based on past trends and again discounted by 25%. In addition, the Council has estimated the potential for an increase in the supply of housing in villages as a result of the change to the affordable housing policy CS6. The Council will continue to monitor the supply of housing in villages through the delivery of affordable housing and any changes arising from the review of settlement boundaries. In addition to supporting the delivery of affordable housing to meet local needs, it is considered that this approach will help to support the vitality of Waverley's villages.

6.22 The projected components of housing supply, as at April 2012, are set out in the following table:

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Table 6.1

A) Housing required 2006 to 2028 to meet the South East Plan 'Option 1' figure	5,060 (i.e. 230 a year)	
B) Additional homes completed 2006 to 2012	1,446	
C) Residual Housing Target 2012 to 2028 (i.e. A - B)	3,614	
Sources of supply	Estimated Capacity	Comments
D) Estimated supply from existing planning permissions and sites identified in the SHLAA (base date April 2012)	1,814	The estimate of overall capacity has been reduced by 10% to allow for non-implementation.
E) Windfall estimate for sites of 1 – 4 dwellings (main settlements)	637	Equivalent to 49 dwellings a year from 2015 to 2028.
F) Contribution from unidentified sites within/around the villages (estimate)	221	This comprises a windfall estimate for the villages of 12 dwellings a year from 2015 to 2028 plus an allowance for extra housing arising from changes to the policy on delivering affordable housing in villages.
G) Total (D)+(E)+(F)	2,672	
Selected greenfield releases	942	

6.23 In order to ensure that the target for the number of new homes is achieved, the Council strategy for housing delivery includes making selected releases of greenfield land around the main settlements to deliver 942 dwellings. The justification for this is that these are the most sustainable locations to accommodate any significant releases of land for housing. In the Waverley Settlement Hierarchy 2010, the four main settlements of Farnham, Godalming, Haslemere and Cranleigh are identified as “Communities with key services”, which is the highest category in the Settlement Hierarchy. Evidence shows that there is sufficient land that is potentially available on the edge of the main settlements to deliver the required greenfield releases. Two further factors have influenced the decision about the broad location of any greenfield releases:-

- **Green Belt:** Much of the rural area of the Borough is within the Green Belt. This designation has existed for many years and has clearly influenced to location of new building in Waverley. However, there are other areas of countryside in Waverley that are excluded from the Green Belt, particularly in the vicinity of Farnham and Cranleigh. Evidence shows that there is sufficient non-Green Belt land available to meet the anticipated need for greenfield releases and to allow

some additional contingency in the event that other sources of supply do not come forward. Therefore, the Council does not consider that any review of the Green Belt is justified. Clearly for those villages within the Green Belt there is still scope for small scale development within defined village boundaries and, where a clear need is identified, to allow for affordable housing schemes on the edge of villages through the rural exception sites policy (CS6).

- Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV). A large part of the Borough is also within the Surrey Hills (AONB) and the AGLV, which is a county level landscape designation. As directed by the NPPF, the Council's aim is to allocate land with the least environmental or amenity value. As with the Green Belt, evidence shows that within Waverley there is sufficient land that is potentially available on the edge of the main settlements and outside the AONB and AGLV such that it will not be necessary to allocate land within these areas.

6.24 When applying these criteria the focus for any greenfield releases is mainly on Farnham and Cranleigh. Godalming is tightly constrained by the Green Belt such that the only potential site for a Greenfield release is the land at Furze Lane. This site is already identified in the 2002 Local Plan as "land Reserved to Meet Longer Term Development Requirements" and subject to Local Plan 'saved' policy H3. When allocating the land it was removed from the Green Belt. Although the land is still within the AGLV, it is well contained and would represent a logical rounding off of the settlement boundary.

6.25 Haslemere is less constrained than Godalming in terms of Green Belt but is more constrained by the AONB and AGLV, which wrap around the settlement, leaving very little scope for greenfield releases that are not constrained by Green Belt, AONB or AGLV. There are a few locations that are not covered by these designations but, as it stands, there is no evidence that any of this land could potentially become both available and suitable for housing.

6.26 Based on the above considerations, the Core Strategy indicates the broad locations for greenfield releases, but the detailed assessment and allocation of specific sites will be dealt with through the forthcoming Development Management and Site Allocations DPD. At that stage, local considerations will influence the decisions on which specific sites are allocated. This will include taking into account local landscape designations such as the Area of Strategic Visual Importance (ASVI) and the Farnham/Aldershot Strategic Gap.

6.27 Setting aside the Furze Lane site in Godalming, the intention is that greenfield releases will be split between Farnham and Cranleigh. This distribution takes account of the constraints and opportunities within these settlements. Whilst Cranleigh is smaller than Farnham, it does contain suitable sites for planned growth without other constraints. Farnham is the largest of the main settlements but is also more constrained by factors such as the SPA. Therefore, it would be inappropriate to target Farnham for the majority

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of housing on greenfield sites. It is also considered that in view of the limited east-west connections in Waverley, it makes sense to distribute the allocation between these two locations, recognising that there are housing needs arising from both locations.

6.28 One factor that potentially could affect the spatial distribution of housing is biodiversity and the impact on development opportunities arising from the various European, National and local biodiversity designations. Of particular significance in Waverley is the Thames Basin Heaths Special Protection Area (SPA). Although only a small part of this SPA is within Waverley, its influence in terms of new residential development extends over most of Farnham. This SPA was designated under European Directive 79/409/EEC because of its populations of three heathland species of birds. Natural England has identified that net additional housing up to 5km from the SPA is likely to have a significant effect (either alone or in combination with other developments) on the integrity of the SPA. Natural England has also identified an exclusion zone of 400m from the SPA. As a result, in order to approve new housing within this 5km zone, affected local authorities have worked with Natural England to develop avoidance and mitigation measures in order that residential developments do not have a significant effect on the SPA.

6.29 A key element of the Thames Basin Heaths Avoidance Strategy is the provision of Suitable Alternative Natural Greenspace (SANG). Currently developers of new housing within the area affected by the Thames Basin Heaths SPA are required to contribute towards measures to upgrade and safeguard Farnham Park as SANG. It will be necessary to provide additional SANG capacity in order to deliver the new housing planned in the Farnham area. This issue is dealt with in more detail in Chapter 15, which deals specifically with biodiversity issues. In essence, however, there are options for delivering additional SANG capacity to deliver the housing on SHLAA sites and the windfall estimate for Farnham. However, as it stands, it would be necessary for developers to provide additional SANG to support delivery of housing on any greenfield sites affected by the SPA. Clearly this is an important issue in that planning permission cannot be granted in Farnham, unless appropriate mitigation and avoidance measures, including SANG provision, are applied. However, given the lifespan of the Plan, the Council is confident that additional SANG capacity will come forward in future to support the required housing.

6.30 Clearly if new residential development could be directed to areas outside the 5km buffer of the Thames Basin Heaths SPA then it minimises the risk of development having a significant impact on the SPA. However, it is considered that if housing growth were directed away from Farnham it would have two adverse consequences. Firstly, the Plan would be much less responsive to the housing needs arising in the Farnham area. Secondly, it would put added pressure on other locations. In particular, it would either put pressure on the Green Belt, AONB and AGLV, or it would result in additional pressure on land around Cranleigh. Whilst Cranleigh can accommodate some of the planned growth, it is considered that if a significant additional allocation were proposed here, to off-set housing that could otherwise be directed to Farnham, it would unbalance the overall strategy.

6.31 Waverley is also affected by the Wealden Heaths Special Protection Areas (SPAs). However, this is less of a constraint because Natural England does not demand the level of mitigation required in relation to Thames Basin Heaths. In essence, this is because the overall development pressure is less, there is a wider choice of alternative space, and the habitats themselves are less vulnerable. However, there is still the risk that development could impact on this SPA and, therefore, Natural England has advised that for housing within 400m of these SPAs there should be an Appropriate Assessment (AA) to identify whether there is likely to be a significant impact on the SPA and, if so, what mitigation is required. Beyond this, it will be necessary to consider the possible impact on these SPAs on a case by case basis.

6.32 Should it become clear through routine monitoring that the overall housing target cannot be met owing to problems of providing mitigation for SPA affected schemes, then the Council will consider bringing forward additional greenfield sites on the edge of the main settlements that have been identified as reserve capacity through the Development Management and Site Allocations DPD.

6.33 A further consideration is the availability of infrastructure to meet future housing needs. As part of the evidence supporting the Core Strategy, the Council has produced an Infrastructure Delivery Plan (IDP) to support the strategy and identify the infrastructure improvements already planned or that will be required to support additional housing. The production of the IDP has involved collaboration with key providers of infrastructure and services, and working with neighbouring authorities to identify and address cross boundary issues. Whilst some improvements to infrastructure will be required, there are no fundamental issues arising from the growth planned in Waverley, such that development must be directed away from certain parts of the Borough.

6 The Amount and Location of Housing

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Policy CS2: The Amount and Location of Housing

The Council will make provision for at least 5,060 net additional homes in the period from 2006 to 2028 (equivalent to 230 dwellings a year).

1,446 additional homes were completed between 2006 and 2012, leaving a residual target for the period 2012 to 2028 of 3,614 dwellings. These will be delivered by:

1. Promoting the use of land within settlements
2. Selected releases of greenfield on the edge of the four main settlements of Farnham, Godalming, Haslemere and Cranleigh on land that is not within the Green Belt, AONB or AGLV, together with the release of the current Reserve Housing Site at Furze Lane, Godalming.
3. Small scale affordable housing schemes in accordance with Policy CS6
4. The use of suitable rural brownfield land, including the surplus land at Upper Tuesley (the former Milford Hospital site).

It is anticipated that these dwellings will be distributed broadly as follows:-

Farnham: 1,289

Godalming: 645

Haslemere (including Hindhead and Beacon Hill): 386

Cranleigh: 824

Villages: 470

The identification of specific housing sites both within settlements and on greenfield sites will be carried out through the proposed Development Management and Site Allocations DPD and/or local Neighbourhood Plans, as appropriate. The allocation of greenfield sites will be for the delivery of no more than 942 new homes. Additional greenfield sites will be identified, but held in reserve only to be brought forward where there is clear evidence that the overall housing target cannot be achieved as a result of other projected sources of supply not coming forward and where the Council is not able to demonstrate a five year supply of deliverable housing sites.

The Council will not permit residential development that either alone, or in combination with other development, would have a significant adverse effect upon the integrity of the European Sites.

6.34 As explained above, the residual target figure of 3,614 includes an estimated requirement to deliver 942 new homes through selected releases of greenfield land on the edge of settlements. It is proposed that these be distributed broadly as follows:-

- Farnham - 421
- Cranleigh - 421
- Godalming - 100

Delivery

This policy will be delivered through decisions on planning applications as well as the detailed application of the Core Strategy policies through the proposed Development Management and Site Allocations DPD and the Upper Tuesley SPD

Monitoring

The policy will be monitored through the regular monitoring of planning permissions for housing together with the monitoring of starts and completions. It will also be monitored through the assessment of the five-year housing supply.

- The Strategic Housing Land Availability Assessment 2010 and updates 2011 and 2012
- The Employment Land Review 2009 and update 2011
- The draft Settlement Hierarchy
- The Strategic Housing Market Assessment 2009

Sustainable Transport 7

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Introduction

7.1 The purpose of this policy is to promote sustainable modes of transport in the Borough and minimise the negative environmental and economic impacts of congestion. Surrey County Council is the Highway Authority within Waverley. Waverley can contribute towards re-balancing the transport system by influencing the location of development, supporting rural transport initiatives, requiring travel plans and encouraging walking, cycling, car sharing, the use of public transport, and the use of low and ultra low emission vehicles.

7.2 The Strategic Road Network in the Borough consists of the A3, which cuts through the centre of the Borough linking Guildford, the M25 and London to the North and Portsmouth to the South. The principal train lines operating in the Borough are the London Waterloo-Portsmouth line serving Farncombe, Godalming, Milford, Witley and Haslemere, and the London Waterloo-Alton line serving Farnham.

7.3 Bus services across Surrey are currently under review by Surrey County Council. Services in Waverley are due to be reviewed in 2012/13. It is likely that the structure of the local bus network in Waverley will be altered to make services more commercially viable and sustainable which may result in reductions to rural services.

Policy Context

7.4 The National Planning Policy Framework (NPPF) sets out the principle that local plans should support development which facilitates, where possible, the use of sustainable modes of transport. In addition to this, Local Authorities should work with neighbouring authorities and key stakeholders to develop strategies for the provision of viable infrastructure necessary to support sustainable development.

7.5 The NPPF encourages sustainable modes of transport and the reduction in the need to travel, but also recognises that other policies must be considered in relation to rural areas.

7.6 Pending its abolition, relevant policies in the South East Plan are Policies T1, T2, T4, T5 and T7.

7.7 The Local Transport Plan covering Waverley is the Surrey Transport Plan (2011-2026). This seeks to help people to meet their transport and travel needs effectively, reliably, safely and sustainably within Surrey; in order to promote economic vibrancy, protect and enhance the environment and improve the quality of life. The Council will work with the County Council to ensure that the Borough's needs are reflected in future Local Transport Plans. As part of this work the Council will, where appropriate, require the use of Travel Plans by new development and promote their use within other areas.

7.8 The County Council has recently (January 2012) issued guidance on vehicular and cycle parking. This sets maximum parking guidelines for a range of non-residential uses and general guidelines for residential parking based on different zones (i.e. Town

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centre, edge of centre etc.). Through the Development Management and Site Allocations Development Plan Document the Council will provide for a level of accessibility that is consistent with the overall balance of the local transport system, including the availability of public transport.

7.9 The improvement in the extent and quality of pedestrian and cycle routes can contribute to providing sustainable access to services, facilities and jobs. A number of preferred cycle routes have already been identified under the Waverley Cycle Plan SPD. Reference should also be made to the Surrey County Council Rights of Way Improvement Plan.

7.10 The Core Strategy's Spatial Strategy indicates that new development will be directed to the Borough's main settlements where there is the greatest access to services, facilities and jobs. This approach will contribute to reducing the need to travel and journey lengths. It will also help achieve a more sustainable form of development and support the viability of public transport. Measures to manage traffic growth, tackle local congestion hotspots and improve travel options and accessibility will be addressed through the Surrey Transport Plan (LTP3) and where appropriate through the Development Management and Site Allocations DPD.

Delivering Sustainable Transport

7.11 In Waverley 31%^(v) of the population live outside the main built-up areas in rural villages and the countryside. With some exceptions, households in these rural areas have above average levels of car ownership. Indeed, the car will continue to provide the primary mode of travel in these areas. The Council will encourage travel choice in the rural areas through initiatives such as demand responsive bus services, although it is accepted that there is unlikely to be a single model for delivering the flexible and responsive transport services required to meet the diverse needs of the rural areas. The Council will support the provision of high-speed broadband as a driver in reducing the need to travel.

7.12 The Council carried out a Transport Evaluation in early 2010 in support of the Core Strategy with regard to traffic flows. The Transport Evaluation has been revised to take into account the new revised local housing target. The 2010 Transport Evaluation was carried out based on the former South East Plan housing targets, on the assumption that development would be focused on the four main settlements: Cranleigh, Farnham, Godalming and Haslemere. The key findings of that Transport Evaluation were that while the growth in residential development up to 2026 is not thought to have a significant impact on the road network in the Borough as a whole, the four main settlements would be affected most by the additional trips. The highest increase would be in close proximity to the A31 corridor, between the Runfold Junction and Hickleys Corner in Farnham. However, it was not considered that the transport impact from the planned level of housing was unacceptable.

v Surrey Rural Strategy 2010-2015 and The Rural South East: An Evidence Base compiled from ONS 2006 and DEFRA 2005

7.13 The 2012 revised Transport Evaluation has been updated to take into account the new revised local housing target, and assess the impact of the proposed broad locations of development in the Core Strategy on the strategic and local road networks. It also considered the cumulative effect of developments outside of Waverley, in particular, Queen Elizabeth Barracks in Hart, Aldershot Urban Extension in Rushmoor and Whitehill-Bordon in East Hampshire. The findings of the 2012 update conclude that although major highway infrastructure is not required to support the proposed development within Waverley, it is likely that some schemes in urban areas such as Farnham, and key junctions, will be required to support and manage the development planned in the Core Strategy.

7.14 The Hindhead Tunnel, which opened in July 2011, is expected to result in an improvement in traffic flows and air quality in the Hindhead area, which has been classified as an Air Quality Management Area (AQMA), where pollutant levels exceed Government objective levels, since 2005. The 2010 Transport Evaluation concluded that future development was not likely to cause any major detrimental effects on any of the Borough's AQMAs, however the Borough's AQMAs will be monitored to assess any potential negative effects.

7.15 Travel planning can play an important role in promoting sustainable transport alternatives. Surrey County Council has published good practice guidance on the thresholds for and preparation of Travel Plans.

7.16 Car parks at the main railway stations in Waverley are well used and increasing their capacity will be encouraged. The Development Management and Site Allocations Development Plan Document will consider the scope for increasing their capacity in conjunction with improvements to other modes of access. Any such increase in parking should also be accompanied by measures to improve access to the railway stations by bus, cycle and walking.

7.17 Planning Infrastructure Contributions will continue to be sought from new development to produce improvements to the transport network and managed the increasing demand for car use in line with the Council's adopted Planning Infrastructure Contributions SPD. Developer contributions are anticipated to become more important in terms of funding for bus infrastructure improvements.

7.18 This policy supports the Surrey Sustainable Community Strategy priority of helping people to achieve more sustainable lifestyles by investing in transport infrastructure and encouraging more sustainable modes of travel and the reduction of unnecessary travel.

7.19 The Council will, in conjunction with the Surrey County Council, seek to improve the existing network of pedestrian and cycle routes through the Development Management and Site Allocations Development Plan Document and where opportunities arise through development proposals.

7 Sustainable Transport

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7.20 New development that will generate a high number of trips to be directed toward previously developed land in sustainable locations or will be required to demonstrate that it can be made sustainable to reduce the need to travel and promote travel by sustainable modes of transport. All new development should be appropriately located in relation to public transport and the highway network.

7.21 The Council will develop local parking standards taking account of national policy and guidance from Surrey County Council, the local highways authority.

7.22 The Council will support and promote measures to reduce reliance on travel by car both in providing for new development and in supporting measures promoted through the Surrey Transport Strategy.

7.23 A list of adopted and proposed schemes to support the Core Strategy will be identified through the Infrastructure Delivery Plan. Planning contributions will be sought from new development, in accordance with Circular 05/05 and CIL Regulation 122, and used in partnership with Surrey County Council to produce improvements to the transport network.

Policy CS3: Sustainable Transport

The Council will work in partnership with Surrey County Council, key stakeholders and transport providers to ensure that development schemes:

1. Are located where it is accessible by forms of travel other than the private car.
2. Contribute to the improvement of existing and provision of new transport schemes that lead to improvements in accessibility and give priority to the needs of pedestrians, cyclists, users of public transport, car sharers and users of low and ultra low emission vehicles.
3. Include measures to encourage non-car use such as on-site cycle parking.
4. Ensure development proposals are consistent with, and contribute to the implementation of the Surrey Local Transport Plan.
5. Require the submission of Transport Assessments and Travel Plans and other appropriate measures in new developments that generate significant traffic volumes or have significant impact on the Strategic Road Network.
6. Contribute to Planning Infrastructure Contributions, where appropriate and viable.
7. Are consistent with the objectives and actions within the Air Quality Management Plan
8. Encourage the provision of new and improved footpaths, bridleways and cycleways.
9. Make appropriate provision for car parking, having regard to the type of development and its location, in accordance with local standards to be developed by the Council.

The Council will give significant weight to the availability of travel options and access in allocating land for development and in considering development proposals.

Delivery

The policy will be delivered through:

- The Local Transport Plan which will identify the transport initiatives to be implemented to achieve the Local Transport Plan and Core Strategy visions.
- Working with partners to deliver the targets relating to transport and congestion within the Surrey Sustainable Community Strategy as part of the Council's overall objective of reducing congestion.
- Planning applications.

Monitoring

The following indicators will be used to monitor the effectiveness of the policy:

- Travel Plans will be monitored in accordance with Surrey County Council Good Practice Guide for Development Related Travel Plans.
- The Infrastructure Delivery Plan will be kept up to date in order to record changes in provision and monitor requirements.
- AQMAs will be monitored to assess any potential negative effects from increases in road traffic.

- Surrey Local Transport Plan 2 (2006/07 - 2010/11)
- Surrey Transport Plan (LTP3) (2011-2026)
- Waverley Cycle Plan SPD
- Waverley Transport Assessment (May 2012)
- Technical Note: Transport measures to support growth identified in the Waverley Borough Core Strategy, SCC (March 2012)
- Cumulative Assessment of Future Development Impacts on the Highway Network, SCC (September 2011)
- Draft Infrastructure Delivery Plan (March 2012)
- Planning Infrastructure Contributions SPD (April 2008)
- Surrey Infrastructure Capacity Project
- Surrey County Council Vehicular and Cycle Parking Guidance (January 2012)

Infrastructure, Services and Community Facilities 8

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8 Infrastructure, Services and Community Facilities

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8.1 The Council's housing target will have an impact on the Borough's infrastructure. New development will put greater pressure on existing infrastructure and services. It is essential that where development occurs, physical, social and green infrastructure is provided to meet the additional demand. Physical infrastructure includes the provision of public transport. Social Infrastructure includes education, health facilities, water, sewerage, power supplies, waste treatment, recycling facilities, social services and emergency services. Green infrastructure refers to a wide variety of green spaces, such as natural and semi-natural urban greenspaces, outdoor sports and recreation space, allotments, cemeteries and river corridors.

8.2 Community facilities covers services such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship^(vi). These will need to adapt to serve the additional needs of a growing and ageing population.

8.3 For the purposes of this document, infrastructure comprises:

- Transport: road network, bus, cycling and walking infrastructure, rail, parking
- Education: primary and secondary education, further and higher education, nursery schools and other early years provision
- Health: acute care and general hospitals, mental hospitals, health centres/primary care trusts, ambulance services and social care
- Social and community infrastructure: supported accommodation, social and community facilities, sports centres, open spaces, parks and play space
- Public services: waste management and disposal, libraries, cemeteries, emergency services (police, fire, ambulance), places of worship, prisons, drug treatment centres
- Utility services: gas supply, electricity supply, heat supply, water supply, waste water treatment, telecommunications infrastructure
- Flood risk management
- Green infrastructure: parks and gardens, natural and semi-natural urban greenspaces, green corridors, outdoor sports facilities, amenity greenspace, provision for children and young people, allotments, cemeteries and churchyards, accessible countryside in urban fringe areas, river and canal corridors, green roofs and walls.

8.4 It is important for the Council to work in partnership with infrastructure and service providers to deliver new development that is supported by the necessary infrastructure. Historically, small scale development has had a cumulative effect on infrastructure which in some cases has not been matched by improvements in infrastructure provision. The Council adopted a Planning Infrastructure Contributions (PIC) SPD in 2008 to seek to address this. The Council's current approach is to seek pooled contributions from new residential development resulting in a net increase in the number of dwellings or new non-residential development in line with the PIC. The Council also negotiates on the infrastructure needs of individual sites.

vi NPPF, para 70

8.5 In order to understand levels of existing infrastructure, the Surrey Infrastructure Capacity Project has identified existing provision and known deficiencies and investment on a strategic level across the County. It is also important to assess infrastructure provision cross boundary as many infrastructure providers do not operate using local authority boundaries. Also the impact of potential large developments in neighbouring boroughs, such as the Whitehill/Bordon Ecotown and the Aldershot Urban Extension, may have impacts on infrastructure capacity within Waverley.

8.6 Based on the previous assessment of housing growth contained in the South East, earlier meetings with service and infrastructure providers indicated that the infrastructure requirements generated by an additional 5,000 homes could be met. However, a number of schools in the Borough are close to capacity and therefore there will be more pressure for commuting to schools outside the Borough if improvements are not made.

8.7 Sustainable development should aim to support strong, vibrant and healthy communities with accessible local services that reflect the community's needs and support its well-being^(vii). To achieve this, local authorities should plan for the right community facilities and other local services to enhance the sustainability of communities and meet local needs^(viii). The Core Strategy is supported by an Infrastructure Delivery Plan (IDP) which identifies what physical, social and green infrastructure is needed to enable the amount of development proposed for the area. This provides an assessment of existing infrastructure and service provision, identifying gaps, cross boundary issues, existing commitments and the need for new provision. It identifies who will provide the key infrastructure projects, when and how they will be funded. The IDP is a living document which will be continually monitored, developed and delivered to take account of changes in project phasing and funding throughout the plan period. Where the delivery of development is dependent upon key infrastructure projects, that development should be phased to coincide with the increase in infrastructure capacity.

8.8 The market towns of Farnham, Godalming and Haslemere, and the village of Cranleigh, provide centres for the provision of services and facilities in Waverley. The Borough has a significant rural population and it will be necessary to show how service delivery meet their needs.

8.9 Green Infrastructure is a network of multi functional open spaces which should be managed and designed to support biodiversity and wider quality of life. Green Infrastructure can also play a role in climate change adaptation by helping to reduce the likelihood and severity of flooding, reduce the risks of overheating in urban areas through reducing the heat island effect and create corridors for the migration of species. Green infrastructure can play a key part in place-shaping by formulation of design principles which respond to landscape character. The provision of improved recreational assets can also support the drive to encourage healthier lifestyles and benefit the quality

vii NPPF para.7

viii NPPF para. 70

8 Infrastructure, Services and Community Facilities

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of life for many people. In addition to the protection of existing green infrastructure assets, new provision should be created within and through new developments and across borough boundaries.

8.10 Governance arrangements are in place to facilitate updates of the IDP through the Infrastructure Providers Group. This brings together infrastructure and service providers that can assist in the timing and delivery of infrastructure projects.

8.11 There are no strategic sites with specific infrastructure requirements identified within the Core Strategy.

8.12 Local Authorities were empowered under Regulations adopted in April 2010 to charge a Community Infrastructure Levy (CIL) on new developments to help finance the infrastructure needed to support growth. However, for Councils such as Waverley, who have already adopted a local tariff, there is a requirement to adopt the Community Infrastructure Levy locally by April 2014. Otherwise, the local tariff will only be able to be used on a limited basis.

8.13 This policy supports the Surrey Sustainable Community Strategy (Surrey Strategic Partnership Plan 2010-2020) which seeks to encourage sustainable economic growth and create better, more sustainable developments that deliver more social, environmental and economic benefit. "Connectivity", access to the Internet and broadband speeds have been identified as one of the key challenges in the Sustainable Community Strategy.

8.14 The provision of adequate infrastructure is essential to investment and sustained economic growth in the Borough. Where there is a need for specific infrastructure to make a development acceptable, this will be secured through a dedicated S106 agreement. In other cases, the Council will continue to secure contributions towards infrastructure through the continued application of the Planning Infrastructure Contributions SPD. The Infrastructure Delivery Plan will form part of the evidence base for the Community Infrastructure Levy.

Policy CS4: Infrastructure and Community Facilities

New development will be required to provide, or meet the reasonable cost of providing, the necessary community facilities, green infrastructure, transport infrastructure and other infrastructure requirements to meet the community needs arising from the proposal. Where appropriate and viable, the Council will seek contributions towards the provision of new infrastructure in line with the Planning Infrastructure Contributions SPD, the Community Infrastructure Levy (CIL) or any subsequent replacement or it will secure delivery of infrastructure through planning conditions.

The Council will resist the loss of key services and facilities (including community facilities), unless an appropriate alternative is provided or, evidence is presented that the facility is no longer required and suitable alternative uses have been considered. This will require the developer to provide evidence that they have consulted with an appropriate range of service providers and the community where relevant.

The Council will support the development of new services and facilities (including community facilities) where required and may safeguard land for infrastructure if identified by the Council and other service providers through the Infrastructure Delivery Plan. Proposals for new infrastructure will be expected to maximise the dual use of facilities, e.g. the extended use of school sites for the benefit of the community.

The Council will work with partners to ensure that facilities and infrastructure as set out in the Waverley Infrastructure Delivery Plan is provided in a timely and sustainable manner to support the development identified in this Core Strategy and subsequent DPDs. Where the delivery of development is dependent upon key infrastructure provision, development may be phased to ensure the timely delivery of the infrastructure that will be necessary to serve it.

Delivery

The policy will be delivered through:

- The Planning Infrastructure Contributions SPD.
- The Infrastructure Delivery Schedule and Plan will be reviewed and updated as necessary to provide an up to date picture of the Borough.
- Working with partners to identify issues and co-ordinate the delivery of infrastructure through the county-wide work on the Surrey Infrastructure Capacity Project, to ensure that there is sufficient infrastructure, to support the anticipated level of development.
- Identifying any site-specific infrastructure requirements as part of the allocation of land for the Development Management and Site Allocations DPD.
- Securing the necessary provision of infrastructure from contributions as necessary to mitigate the impact of new development.
- Adoption of a Community Infrastructure Levy

Monitoring

The policy will be delivered through:

- The Infrastructure Delivery Schedule will be kept up to date in order to record changes in provision and monitor requirements.

- Planning Infrastructure Contributions SPD (April 2008)
- Surrey Infrastructure Capacity Project
- Waverley Transport Assessment (May 2012)
- Technical Note: Transport measures to support growth identified in the Waverley Borough Core Strategy, SCC (March 2012)
- Cumulative Assessment of Future Development Impacts on the Highway Network, SCC (September 2011)
- Draft Infrastructure Delivery Plan (March 2012)

Affordable Housing and Other Housing Needs **9**

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Affordable Housing Need in Waverley

9.1 Waverley is an expensive and sought after place to live. The average price of a house is £428,195, which is significantly higher than the national average of £245,426^(ix). Waverley has a significant need for more affordable housing. There are currently almost 3,500 households on the Council's Housing Needs Register in housing need.^(x) Of these, about 2,000 households are considered to be in housing need with a local connection (i.e. the households in the highest priority bands A to C in accordance with the Council's allocation scheme). Of these, 500 are already in social housing but seeking to move to different accommodation. The Strategic Housing Market Assessment (SHMA), which was published in 2009, also highlights the need for more affordable housing. It identifies an annual shortfall of 515 affordable homes, not taking into account new affordable homes expected to complete each year. By comparison, over the last 5 years, an average of 48 new affordable homes have been provided each year.^(xi)

Policy Context

9.2 Providing more affordable homes is one of the Council's corporate priorities and it is a priority for this Core Strategy. Affordable Housing includes social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.^(xii)

9.3 National Policy in the NPPF supports the provision of affordable housing, encouraging the delivery a wide choice of high quality homes, the widening of opportunities for home ownership and the creation of sustainable, inclusive and mixed communities. As it has been demonstrated that there is a high affordable housing need in Waverley, meeting the need for affordable housing on development sites, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified, is in accordance with national and regional policy.^(xiii)

9.4 The need for more affordable housing is also a priority in the Surrey Strategic Partnership Plan 2010 - 2020. This identifies the economic as well as the social issues relating to affordable housing. A high demand for affordable housing is identified as a key challenge county-wide in the Surrey Interim Local Investment Plan (2010). A lack of affordable housing in rural areas is highlighted as a weakness in the Surrey Rural Strategy (2010-2015).

9.5 As it currently stands, the South East Plan policies of particular relevance to affordable housing are Policies H3 (Affordable Housing), H4 (Type and Size of New Housing) and H6 (Making Better Use of Existing Stock). Other current South East Plan policies of relevance include:-

ix Average House Prices for 2011 (Quarter 3), DCLG - Table 581: Mean house prices based on Land Registry data, by district, from 1996 (quarterly).

x Waverley Housing Needs Register (as at 9th January 2012).

xi Waverley Borough Council Affordable Housing Completions 2006-2011

xii As defined in Annex 2 of the National Planning Policy Framework, 2012.

xiii National Planning Policy Framework 2012; The South East Plan, 2009

- H1: Regional Housing Provision.
- H2: Managing the Delivery of the Regional Housing Provision.
- H5: Housing Design and Density.
- BE4: The Role of Small Rural Towns (Market Towns).
- BE5: Village Management.

Affordable Housing on Development Sites

9.6 The Council recognises that providing new affordable housing in the current economic climate is challenging. However it remains committed to increasing opportunities for all Waverley residents to have access to housing that they can afford. In addition to updating planning policies, the redevelopment of low-demand Council stock or schemes that are no longer fit-for-purpose is being explored. The Council is also working with public sector partners to release public land for affordable housing. Encouragement is being given to the reuse of empty homes. The Council is working with neighbouring authorities, to enable cross-borough nomination on large schemes, with Waverley applicants eligible for new affordable homes on large developments planned for Hart, Rushmoor and Surrey Heath. The Council will continue to work with rural communities to deliver affordable housing for local people on rural exceptions sites.

9.7 The evidence on housing need and development viability, supports the reduction of both the thresholds for affordable housing and increasing the percentage required on qualifying sites^(xiv). In terms of development viability, one consideration has been whether the requirement to provide affordable housing on smaller schemes could be regarded as having a disproportionate effect. There is also the practical issue of whether it is possible to provide on-site provision of affordable housing on very small schemes. These issues were considered by the consultants advising on viability issues and the solution would be to allow financial contributions towards off-site provision of affordable housing on small schemes (delivery a net gain of 1-4 dwellings) and to have a sliding-scale of percentage requirements for the schemes delivering between 5 and 14 net additional dwellings.

9.8 In relation to percentage, the overall conclusion within the evidence on development viability is that an increase from a minimum of 30% to 40% should not have an unacceptable impact in terms of development viability.^(xv) However, given that most schemes below 15 units in larger settlements are currently not required to make provision for affordable housing, it is considered that a sliding scale of percentages should be applied, which will lessen the impact of the change in policy. This will be subject to a future review of delivery progress.

xiv Affordable Housing Viability Assessment (2009), Addendum (2010) and Update (2012); The West Surrey Strategic Housing Market Assessment

xv Affordable Housing Viability Assessment (2009), Addendum (2010) and Update (2012).

Policy CS5: Affordable Housing on Development Sites

On sites where new housing is acceptable in principle, the Council will require a minimum provision of affordable housing, as follows:-

- 10% on developments providing a net increase of 1-4 dwellings.
- 20% on developments providing a net increase of 5-9 dwellings.
- 30% on developments providing a net increase of 10-14 dwellings.
- 40% on developments providing a net increase of 15 or more dwellings.

On schemes where the net number of dwellings is 1 – 4 , the contribution may be in the form of a financial contribution equivalent to the cost of providing 10% on site provision. In all other cases, on-site provision of affordable housing will be required and only in exceptional circumstances will an alternative to on-site provision be considered.

In all cases where on-site provision is being made, the mix of dwelling types and sizes should reflect the type of housing identified as being required in the most up-to-date Housing Needs Survey and Strategic Housing Market Assessment, having regard also to the form and type of development appropriate for the site. The exact tenure split of the affordable housing will be agreed for each site, taking account of identified needs.

9.9 This policy will apply to all developments where there is a net increase in the number of residential units on the site, including mixed-use schemes. It will apply to all residential development including private retirement homes, sheltered accommodation, extra care schemes and other housing for older people where these fall with Use Class C3.^(xvi)

9.10 The policy will apply to development sites which exceed the thresholds set out within the policy. Where such sites are sub-divided, the Council will normally expect each subdivision or smaller development to contribute proportionally towards achieving the amount of affordable housing which would have been appropriate on the whole or larger site.

9.11 On sites providing 5 or more net new dwellings, the presumption is that affordable housing will be provided on-site in line with the NPPF. The onus will be on the developer to demonstrate what on-site management or other issues would mean that on-site provision would compromise development viability. Only in cases where it can be robustly justified, off-site provision or a payment in lieu (of broadly equivalent value of providing the affordable housing on site) may be accepted, as long as it will contribute to meeting local housing need and the objective of creating mixed and balanced communities. This acknowledges affordable housing need to be an authority wide issue.

xvi Use Classes Order 2010

Although in the first instance the Council will review priorities for investment in terms of local needs and pipeline schemes at the time. For those schemes where a financial contribution is agreed, it will be assessed using the methodology contained in the Affordable Housing Viability Study (2009).

9.12 The affordable housing should be provided through a private subsidy and, where economically justified, a public subsidy. The private subsidy will be in the form of nil cost (free serviced) land. Public subsidy may be applied where it delivers additional benefits or represents an appropriate response to site economics. Negotiations with landowners should start on the assumption that grant funding from the Homes and Communities Agency (HCA) for affordable homes will not be available. Resources from the Homes and Communities Agency will be directed at: "...providing grant where this is purchasing additional affordable housing outcomes, and where the level of developer contribution represents an appropriate response to the site economics....[The HCA will] not fund the simple purchase by a housing association of affordable housing delivered with developer contributions through a planning obligation." (xvii)

9.13 The Council recognises that there may be exceptional situations where the specific circumstances of the site, or other matters, could mean that achieving the required level of affordable housing would compromise development viability. Where a prospective developer considers this to be the case, the onus will be on the developer to provide appropriate financial evidence with any planning application. If the Council is satisfied that the financial appraisal confirms that affordable housing cannot be provided in accordance with the policy, then negotiations will take place to secure an appropriate level of provision. If the Council needs to seek independent scrutiny of the viability of the scheme, payment for such advice will usually be funded by the developer. Ultimately, the final decision as to whether to accept a commuted sum will be the Council's.

9.14 More details on the application of Policy CS5 and CS6 will be developed through supplementary planning guidance which will include more detail on:-

- the approach to calculating financial contributions;
- up-to-date information on the type and size of affordable housing required;
- the cascade mechanism to be applied to cases where viability is an issue;
- other matters of detailed interpretation/application of the policies.

Delivery:

The Policy will be delivered by the Council working with developers and landowners, planning applicants and Registered Providers.

Monitoring:

Council will monitor the effectiveness of this policy through its regular monitoring of planning permissions, starts and completions of new housing generally and the more specific monitoring of the type/tenure of new affordable housing units that are built.

Rural Exception Sites

Policy Context

9.15 The NPPF states that in rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local requirements, particularly for affordable housing, including through rural exception sites where appropriate. Local Planning Authorities are also expected to consider whether allowing some market housing would facilitate the provision of significant additional affordable housing.

9.16 The Council has successfully applied a rural exception site policy, which allows for small scale developments of affordable housing within or adjoining rural settlements where there is a clear need. This policy has helped to facilitate the development of a number of such schemes in Waverley. Evidence suggests an on-going need to provide for affordable housing to meet identified local needs.^(xviii)

Affordable Housing on Rural Exception Sites

9.17 The identification and development of these sites is usually driven by the identification of a local need and potential sites, following the carrying out of a local housing needs survey. Recommendations from the survey will propose the number, type, tenure and mix of affordable homes in line with local need.

xviii The West Surrey Strategic Housing Market Assessment, 2009.

Policy CS6: Rural Exception Sites

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

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

Where it can be clearly demonstrated that it is required to ensure the viability of the scheme, the Council will consider a limited element of open market housing, provided that:

- The requirements set out under (i) and (ii) of this policy can be satisfactorily met;
- The new development integrates the open market and affordable housing and makes best use of the land; and
- The number of open market dwellings included in the scheme is the minimum required to provide the necessary number of affordable dwellings.

9.18 Any proposals for rural exception sites will need to be accompanied by evidence that clearly identifies and quantifies the need for affordable housing in that settlement. Any development proposals must be small in scale, having regard to the size of the settlement itself. Depending on the circumstances and the proposed site, it may also be necessary to demonstrate why the site has been selected and what other sites have been discarded. Any planning permission that is granted must be subject to an appropriate legal agreement to ensure that that new dwellings remain affordable housing in perpetuity. The perpetuity of affordable homes on rural exception sites and on land within Designated Protected Areas are protected for rented affordable homes where there is an exemption from 'Right to Acquire'. Staircasing on shared ownership homes on rural exception sites is restricted to 80%.

9.19 It is expected that the land provided for affordable housing will be provided at low or nil cost. However, if it can be demonstrated that it is necessary to create additional funds over and above those available from free and low-cost land, to overcome specific constraints, or that the provision of low cost dwellings for local needs is not realistic or practicable without extra subsidy, a limited element of open market housing may be permitted within an overall scheme. This will be in the form of carefully prescribed cross-subsidy schemes, in order to meet the objective of developing rural affordable housing to meet local needs. The Council will need to be satisfied that:

9 Affordable Housing and Other Housing Needs

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- The minimum number of open market dwellings necessary to support the scheme has been established;
- There is local support for the scheme, including adequate consultation with the appropriate Parish Council;
- The scheme meets a demonstrated housing need.

Delivery:

The Policy will be delivered by the Council working with developers and landowners, planning applicants and Registered Providers.

Monitoring:

Council will monitor the effectiveness of this policy through its regular monitoring of planning permissions, starts and completions of new housing generally and the more specific monitoring of the type/tenure of new affordable housing units that are built.

Housing Type and Size

Introduction

9.20 The Strategic Housing Market Assessment (SHMA) 2009 provides evidence of need and demand for housing and includes a section on groups that may have particular housing needs. The NPPF requires the identification of the size, type, tenure and range of housing that is required in particular locations, to reflect local demand. The SHMA indicates that the profile in Waverley is that 20% of households are single person; 30% are families with children (including lone parent households); and 50% are households with two or more adults but no children. The SHMA also provides an estimate of demand for different types of market housing. It suggests that the greatest demand is for two-bedroom homes, followed by four-bedroom homes.

9.21 Based on projected demographic changes and the evidence in the SHMA, there are three groups in Waverley considered to have particular housing needs:-

- Older people;
- Students
- Those seeking to enter the housing market

9.22 In line with national trends, Waverley has an ageing population. In 2010, estimates indicate that 19% of the Waverley population is over 65, compared to 16.4% of the population of England. This trend is set to continue. It is projected that between 2010 and 2028 the number of people in Waverley over 65 will increase by 45.6%. It is also projected that the number of people in Waverley over 85 will increase by 84.6%. This

is compared to estimated overall population increase of 11%.^(xix) The projected increase in the number of Waverley residents over 65 has implications in relation to the type of housing available and other considerations such as health and access to services.

9.23 With regard to students, the University for the Creative Arts (UCA) has a campus in Farnham which has 2147 students enrolled^(xx), however the university accommodation only has the capacity for 375 students, after which students are encouraged to seek private accommodation in the area. If the opportunity arises, UCA's preferred strategy would be to increase student numbers, whilst reducing the number of campuses from five to four. It is therefore expected that there will be a greater number of students studying at the Farnham Campus, with an associated increase in the demand for student accommodation.

9.24 To meet the objective of creating inclusive and mixed communities, national planning policy on housing states that Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

Policy CS7: Housing Type and Size

The Council will require proposals for new housing to make provision for an appropriate range of types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the Strategic Housing Market Assessment.

The Council will support the provision of new housing and related accommodation to meet the specific needs of older people. The Council will also encourage the provision of new developments incorporating 'Lifetime Homes' principles within the design so that they can be readily adapted to meet the needs of older people and those with disabilities.

The Council will also encourage the provision of lower cost market housing designed to meet the housing needs of those entering the housing market.

The Council will also support the provision of accommodation designed to meet the identified needs of students.

xix Office of National Statistics, 2010-based subnational population projections by sex and five year age groups for Local Authorities in England.

xx Student enrolments by campus (as at 31st July 2010), UCA Annual Review 2009-10

Delivery:

This policy will be delivered through:

- The implementation of planning permissions
- Housing Needs survey results

Monitoring:

This policy will be monitored through:

- Housing completion statistics.

- Strategic Housing Market Assessment 2009
- CLG: Lifetime Homes, Lifetime Neighbourhoods – A National Strategy for Housing in an Ageing Society
- Affordable Housing Viability Study 2009, Addendum 2010 and Update 2012
- Strategic Housing Market Assessment 2009
- Waverley Borough Council Housing Needs Register

Gypsies, Travellers and Travelling Showpeople

Introduction

9.25 Gypsies and Travellers and Travelling Showpeople are two other important groups with specific accommodation needs.

9.26 Within Waverley, there are currently 13 authorised and 2 unauthorised sites for Gypsies and Travellers (June 2012). One of the authorised sites, Rosewood in Brook, has a temporary permission until October 2012. There are also 2 authorised and 1 unauthorised sites for Travelling Showpeople. All except The Willows site in Runfold are privately owned and managed. All the sites are in countryside locations.

9.27 The Government's Planning policy for traveller sites requires Councils to set pitch targets for Gypsies and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area. It also requires Councils to identify a five year supply of sites. A Gypsy and Traveller Accommodation Assessment (GTAA) was carried out in 2006 by David Couttie Associates on behalf of Waverley, Guildford and Surrey Heath Borough Councils, known as the West Surrey GTAA. The GTAA concluded that Waverley had 85 households living on authorised sites and identified a need for 37 additional pitches for Gypsies and Travellers between 2006-2011 with a compound growth rate of 3% post 2011. A new Traveller Accommodation Assessment is currently being carried out.

9.28 The Core Strategy sets the policy framework/criteria and sequential approach to identifying sites. However, site identification itself will be through the Development Management and Site Allocations DPD.

9.29 The approach to identifying suitable land for new pitches or plots is through a sequential approach, as follows:

1. Intensification of existing sites
2. Suitable extensions to existing sites
3. Use of suitably located previously developed land

9.30 In allocating sites and for the purpose of considering planning applications relating to sites not identified in the Development Management and Site Allocations DPD, criteria relating to access, amenity, access to services etc will need to be satisfied:

9.31 Traveller sites in the Green Belt will not be supported, except in very special circumstances.

9.32 In order to deliver the vision and objectives featured in the Sustainable Community Strategy, this policy is aimed at promoting social inclusion and at ensuring that the sites are allocated in sustainable locations close to essential facilities. The aim is to improve the environment without isolating communities and clearly meets the overall Core Strategy's social and environmental objectives.

9.33 Although it is recognised that Travelling Showpeople sites require greater storage and maintenance space for associated equipment, the same criteria will need to be met by both groups regarding accommodation provision.

Policy CS8: Gypsies, Travellers and Travelling Showpeople

Provision shall be made for Gypsies, Travellers and Travelling Showpeople in accordance with a review of the Gypsy and Traveller Accommodation Assessment.

Specific sites to meet the identified need within the Borough will be allocated within the Development Management and Site Allocations Development Plan Document (DPD).

A sequential approach will be taken to identifying sites for Gypsies, Travellers and Travelling Showpeople within the Development Management and Site Allocations Development Plan Document (DPD) in the following order:

- Providing additional pitches within existing authorised sites
- Suitable extensions to existing sites
- Use of land within settlements or other suitable brownfield land

Proposals for permanent and transit sites for Gypsies, Travellers and Travelling Showpeople will only be permitted if:

- they are necessary in order to meet the requirements of an appropriate assessment of need;
- safe and convenient vehicular and pedestrian access to the site can be provided;
- there is easy and safe access to the strategic road network and the site does not generate traffic of an amount or type inappropriate for the roads in the area;
- the site is able to accommodate on site facilities for the parking and manoeuvring of vehicles and storage, play and residential amenity space;
- the site is located within a reasonable distance of local facilities and services including schools and health facilities;
- the site does not have an unacceptable impact on the physical and visual character of the area or on the amenities of neighbouring land uses;
- the site is capable of being provided with essential services; and
- accord with other policies in the plan

Existing authorised Gypsy, Traveller and Travelling Showpeople sites will be safeguarded unless no longer required to meet identified need.

Delivery:

This policy will be implemented by working in partnership with the travelling community and the Council's Housing & Environmental Health and Development Control Teams:

- to allocate sites in the Development Management and Site Allocations Development Plan Document (DPD);
- to identify and update annually a five year supply of specific deliverable sites;
- to progress applications through the development control process; and
- explore available Government grants to assist the delivery of public sites.

Monitoring:

The following indicators will be used to monitor the effectiveness of the policy:

- the total number of new permanent pitches available within the Borough per annum;
- the number of unauthorised and illegal encampments or developments, and enforcement actions carried out by the Council, County Council and Police within the Borough per annum;
- the level of need for pitches identified within the latest Gypsy and Traveller Accommodation Assessment or Housing Need Study; and
- the number of planning applications submitted for new sites or extensions and/or alterations to existing sites and their outcome.

- The West Surrey Gypsy and Traveller Accommodation Assessment (GTAA) (July 2007)
- The South East Plan Partial Review of Gypsy and Traveller Sites 2009

Employment and the Economy

10

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Introduction

10.1 A successful economy is essential to achieving a balanced, prosperous and healthy community. It is important that the Core Strategy promotes economic growth and helps to deliver jobs, goods and services that meets local needs and contributes to the economy of the sub region, the region and the nation in partnership with Local Economic Partnerships. However, this growth needs to be balanced against a need to protect the unique character and environment of Waverley, reduce the need to travel and respond to climate change.

10.2 This chapter concentrates on the industrial and commercial elements of the economy defined under the B Classes of the Use Classes Order 1987, but also includes references to the importance of tourism and visitors to the economy of the Borough. Other economic sectors such as agriculture, shopping and leisure also make a vital contribution to the Borough's economy. However, where appropriate, these are dealt with in other sections of the Core Strategy.

Policy Context

10.3 The National Planning Policy Framework (NPPF) considers that the purpose of the planning system is to contribute to the achievement of sustainable development. Therefore, one of the roles of the planning system is to help build a strong, responsive and competitive economy by ensuring that there is enough land of the right type is available to allow economic growth. As sustainable development is the core principle underpinning planning, there is a presumption in favour of it.

10.4 It says that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth and that local planning authorities should plan proactively to meet the development needs of business and support the economy, including within rural areas

10.5 This means ensuring that the Local Plan positively encourages economic growth through criteria based policies or identifying strategic sites. However, it also recognises that employment sites could be used for alternative uses if they no longer needed for that purpose. According to the NPPF, Local Plans should have a clear understanding of business needs within the economic markets that operate in and across their area and assess the needs for land or floor space for all foreseeable types of economic activity. It also needs to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified requirements, including a reappraisal of the suitability of previously allocated land.

10.6 Pending its abolition through the Localism Act, the South East Plan policies of particular relevance are:-

- SP3: Urban Focus and urban Renaissance
- CC7: Infrastructure and implementation
- RE1: Contributing to the UK's Long Term Competitiveness

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- RE2: Supporting Nationally and Regionally Important Sectors and Clusters
- RE3: Employment and Land Provision
- RE5: Smart Growth
- TSR2: Rural Tourism
- TSR5: Tourism Accommodation

10.7 Waverley lies within the Enterprise M3 Local Economic Partnership. This is a locally owned partnership between local authorities and businesses to help determine local economic priorities and undertake activities to lead economic growth and create jobs. The LEP seeks to drive the key sectors of the local economy through smart economic growth.

10.8 Enterprise M3's vision is to be one of the premier locations in the country for enterprise and economic growth, with an excellent environment and quality of life. This enables the LEP to focus on:

- enterprise through the development of existing small and medium sized companies
- productivity through enabling existing companies to develop and improve skills to improve their products and services so that their markets can grow
- environment through the promotion of Smart Economic Growth which is environmentally sustainable as possible

10.9 Its key priorities include:

- Making the most of existing skills by encouraging and enhancing labour force mobility;
- Delivering infrastructure and ensuring universal access to superfast broadband; and,
- Ensuring that the planning process is understood and influenced by the needs of business and able to deliver necessary developments whilst maintaining the quality of the environment

10.10 The Surrey Strategic Partnership Plan 2010 to 2020 wants to enhance the County's reputation as a premier location for business investment, by supporting entrepreneurial activity across the county, facilitating the development of a skilled workforce to meet business needs and promoting environmentally sustainable business practises and innovation. It sets out two specific priorities for economic development. Firstly, by improving the global competitiveness of Surrey's economy through sustainable growth, underpinned by appropriate infrastructure by providing enough high quality employment land and a range of suitable employment sites. Secondly, by making Surrey's economy more inclusive through improving access to employment by enhancing skills and education, removing physical barriers and developing ICT.

10.11 Waverley has a successful economy. The Regional Economic Strategy 2006 to 2026 highlights that the South East is one of Europe's prosperous regions and Waverley contributes to the South East and national economy through its strong

economic links with the Western Corridor/London Fringe and Blackwater Valley sub regions and with London. Only about 29% of Waverley businesses rely on a local customer base which reflects the Borough's important export role.

10.12 Surrey's Local Economic Assessment shows that Waverley is the 22nd most competitive borough in the country ^(xxi). In 2007 there were 67 business registrations per 10,000 adults in Waverley, the second highest in Surrey. Waverley had a business density of 72 businesses per 1,000 adults, the highest in the county ^(xxii).

10.13 Jobs in Waverley grew from 43,300 jobs in 1996 to 48 000 jobs in 2005, approximately 53% of them in the B Use Classes (Business and Industry). In broad sectoral terms, employment in the Borough is dominated by the banking, insurance and finance sector, the distribution, hotels and restaurants sector and the public sector ^(xxiii).

10.14 Waverley is dominated by micro businesses (1-10 employees) compared with rest of the county and nationally, making up 89.4% of the total Borough's businesses in 2008. Small businesses (11-49 employees) accounted for 8.4% of all businesses in 2008. ^(xxiv) This reflects the underlying entrepreneurial strengths of the Borough that is related to the highly qualified and skilled resident population. A high proportion of Waverley of Waverley businesses are knowledge based (32.5%) ^(xxv).

10.15 78.5% of the total working age population of Waverley (55,300) in 2010 were economically active ^(xxvi). Current Unemployment rates are 1.5% of the population at working age.

10.16 However, Waverley does have high levels of commuting, into, out of and through the Borough. Waverley is an attractive place to live and residents are highly qualified with nearly 40% working in managerial and professional jobs in 2001 ^(xxvii). However, the types of jobs available in the Borough do not match their qualifications, skills and salary expectations. This has led to about 50% of residents commuting to work outside the Borough. Because of high house prices, lower paid jobs within the Borough often have to be undertaken by workers who live in more affordable housing areas outside the Borough. Overall, 8,800 more people travel out of the Borough to work than the number of people who travel into the Borough to work ^(xxviii).

10.17 The growth in B Use class employment has been largely unchanged from 1996 to 2005 ^(xxix). This may be because the supply of employment premises may be limited. The Council undertook a business survey as part of its Employment Land Review in 2009 and found that over half of local businesses intend to expand within the next five

xxi UK competitiveness Index 2010

xxii Dept for Business, Enterprise and Regulatory Reform (BERR)

xxiii Waverley Employment Land Review 2009

xxiv Annual Business Inquiry 2008

xxv Annual Business Inquiry 2008

xxvi ONS, Annual Population Survey 2009 -10

xxvii 2001 Census

xxviii 2001 Census

xxix Waverley Employment Land Review 2009

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years and of these, nearly two thirds need more floorspace but can not find available sites and premises. Most businesses are well established and where they have considered relocation most want new premises in the Borough, particularly good quality premises for office and light industrial activities.

10.18 The Employment Land Review (ELR) in 2009 looked at Waverley's future employment land needs and assessed existing supply. Most of the Borough's employment development is concentrated within Waverley's four main settlements, with the highest being in Farnham, followed by Godalming and Cranleigh (depending on how employment is assessed either by the number of premises/sites or total amount of land), and then Haslemere. This distribution reflects the Waverley Settlement Hierarchy which has identified these four settlements as communities with key services.

10.19 However, this must be considered in context that there are still a significant number of premises or land in employment in the smaller settlements and rural areas. When compared to the main settlements the total amount of employment land in the rural settlements and areas is only second to Farnham. This figure also excludes the amount of employment land at Dunsfold Park. The former aerodrome has approximately 17.5 ha of commercial land (excluding the isolated parts of the site that are largely in B use/sui generis occupation).

10.20 The ELR 2009 recommends that the Council is flexible and allows for modest growth within existing sites through improvement, intensification and redevelopment to help meet predicted needs. However, it also recommends that the Council should improve the quality of supply by:

- Introducing some complementary ancillary employment uses that fall outside the B use classes;
- Redeveloping some existing sites for employment led mixed use development;
- Redeveloping windfall and/or other key sites for mixed use development with a significant employment component

10.21 The ELR 2009 also assessed about 150 employment sites and found that the large majority of them are suitable for employment use. Their condition varied but overall most were either in good or average condition. 53% of the sites were in good condition, 37% were in average condition and 10% were in poor condition. It therefore recommended that all the employment sites assessed should be allocated as locally significant employment sites and supported by policies that safeguard them from development for alternative uses.

10.22 The ELR 2009 does not consider that there is enough evidence to support the development of distinctive employment land policies for each settlement and therefore does not recommend where these areas of search should be. However, it does recommend that the existing spatial distribution of employment development should be protected to ensure that there is a balanced mix of opportunities for the expansion of local businesses and the establishment of new businesses. Farnham is an exception as it is already has a significant employment role and is attractive to developers because

of its location and accessibility. It therefore represents the most sustainable location for investment in longer term employment-generating development. The ELR 2009 advises that the Local Plan should include a thorough review of opportunities within and in the vicinity of Farnham.

10.23 The ELR 2009 also makes a number of recommendations for the rural areas including the reuse of existing buildings in the countryside and proposals for new development, identifying priority areas for meeting employment needs, an assessment of why businesses need to be located in the countryside with a demonstration of its benefits and protection of the employment use from other uses.

10.24 The ELR 2009 considered that in the short term the intensification and improvement of existing employment land should be promoted, including considering Dunsfold Park. In the long term it may be necessary for the Council to consider allocating new sites.

10.25 However, the ELR was updated in 2011 and this includes a revised estimate of the potential future need for employment floorspace. It has identified that there is a need for approximately 16,700 sq m of additional employment floor space up to 2027 for B1 use (Business). This requirement however, assumes that all the B2 (General Industrial) and B8 (Storage and Distribution) land that is forecast to be surplus in the same period is suitable to be reused for B1 (Business) purposes.

10.26 However, in reality this is unlikely, as some B2 (General Industrial) and B8 (Storage and Distribution) land will not be suitable for B1 (Business) use. If this is the case, then the ELR 2011 says that a maximum of 33,864 sq m of B1 employment land will be needed. This would be approximately equivalent to a need for an additional 4.5 ha of employment land.

10.27 The ELR 2011 has also identified 5.27 ha of available, derelict or vacant land or buildings already on existing employment sites in the Borough. This “opportunity” land could potentially be suitable for redevelopment in the short term to meet the forecast need for additional B1 (Business) land. However, if this land is not suitable for reuse or redevelopment for employment land then this land could be released for an alternative use.

10.28 There is also other existing employment land or premises that are presently occupied but could provide an opportunity for redevelopment for additional employment land in the medium to long term. This medium/long term “opportunity” land amounts to 11.97 ha. This would also need to be assessed for its suitability to be redeveloped for employment use.

10.29 The ELR 2011 therefore recommends that the Council:-

- Safeguards its existing supply of employment land, protecting sites that are fit for purpose and redeveloping sites for continued use where improvements are necessary or redevelopment at higher density is possible;

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- Encourages intensification of uses within existing employment locations where possible; and
- Provides additional sites from the list of “opportunity” sites particularly to meet the growing need for B1 (Business) land and premises.

10.30 Tourism in Waverley supports over 2,600 jobs. Although the Borough has no large scale tourist attractions, its main assets are the quality of its environment, its historic towns and villages and the surrounding countryside.

10.31 Having regard to the evidence from the Employment Land Review and the Surrey Local Economic Assessment along with the feedback received from the consultations the aim of the Core Strategy is to ensure that there is sufficient suitable employment land to meet short and longer term needs, having regard to evidence in the latest ELR.

10.32 However, the Council also needs to be mindful of the need to deliver new housing and that it also contributes to economic growth. Employment land that is no longer required or suitable for continued employment use is therefore a potential source of housing land.

10.33 Policies should also meet the diverse accommodation needs of businesses and tourism that supports economic growth, particularly those in growing economic sectors such as banking, finance and insurance and distribution, hotels and restaurants. Given their dominance, the accommodation needs of micro-businesses is an important issue, and the approach must allow for their expansion and improvement. Furthermore many of the businesses need high quality office space and it is therefore important that the approach set out in the Core Strategy is flexible enough to ensure that the quality of premises meets their needs. However, it is also important that the development of businesses that do not fit in with high growth/knowledge based sectors are not limited by this approach.

10.34 On a spatial level, new employment development should be mainly focused on the main settlements. This will ensure that their vitality and viability as communities with key services is maintained. Provision of employment land in these settlements will ensure premises are close to a source of labour and are accessible which will help reduce commuting by avoiding the need to travel to higher order centres for work.

10.35 However, given the important contribution of rural areas to Waverley's economy and the need to protect and enhance the vitality and viability of rural settlements the Core Strategy should support new employment development within the rural settlements. In the the countryside, outside the settlements, the appropriate expansion and growth of existing business premises and the conversion of rural buildings for economic development should also be supported. However, this should be carried out without having a detrimental impact on Waverley's character, sensitive environment and the Green Belt.

10.36 The Visit Surrey Partnership has become established as the focus for promoting tourism in Surrey ^(xxx) and has plans to promote and develop Hindhead as a tourism and recreation hub following the completion of the A3 tunnel.

10.37 The employment policy also needs to be flexible to ensure that the supply of employment premises meets the different requirements of businesses and allow businesses to expand and develop in response to changes in the economy. As such there may be circumstances where uses outside the B-uses may be appropriate for the reuse of existing employment premises or for the reuse of rural buildings.

10.38 This approach will be further enhanced by encouraging mixed use development as well as enabling SMART economic growth. This includes seeking to use land more efficiently through intensifying use of existing employment premises, changing working practises to encourage and support live/home working. ICT developments such as improving accessibility to high speed and next generation broadband to all areas will be needed to support this as well as ensuring that all businesses can compete in the economy from the same level.

10.39 There is no specific additional employment floor space target in the draft Core Strategy policy. This is because the Employment Land Review demonstrates that it is difficult to establish the specific amount of employment land required to meet needs. This is because it is not known, at this stage, how much of the surplus B2/B8 land or premises or how much of the land on the “opportunity” sites would be able to meet the additional need for B1 use without a detailed assessment of all the Borough’s employment sites. The evidence in the Employment Land Review therefore estimates that between 16,700 sq m and 33,864 sq m of land for employment use is needed up to 2027.

Policy CS9: Sustainable Employment Development

Economic growth will be supported through the provision of a flexible supply of employment land to meet the different needs of the economy by:

1) Protecting industrial and commercial sites against alternative uses, including suitably located and well established industrial and commercial sites specifically identified by local plan policies IC2 and IC3; existing sites identified in the Development Management and Site Allocations Development Plan Document (DPD) that supersede the saved local plan policies; as well as other existing industrial and commercial sites, to meet a range of different business needs and the needs of the local population, unless it can be clearly demonstrated that the site is:

- Unsuitable for continued use within Classes B1 to B8; or
- No longer required for employment use.

In considering proposals that are not consistent with this policy, the Council will take into account the extent to which the proposed development will contribute to the economy or meets other specific economic needs.

2) Meeting the short and long term need for employment land to 2028, as set out in the Employment Land Review, and delivering a range of different quality, types and sizes of business premises through:

i) Permitting new industrial and commercial development within defined settlements that meets the criteria set out in relevant saved Local Plan policies and relevant policies in the Development Management and Site Allocations DPD. The main focus for new employment development will continue to be within the four main settlements of Cranleigh, Farnham, Godalming and Haslemere where access to public transport, labour, services and facilities, and links to other businesses, are strongest.

ii) Permitting the sustainable redevelopment, intensification and/or expansion of sites presently used for industrial and commercial uses. Important existing industrial and commercial sites will be allocated and the opportunities for meeting employment needs on them will be set out in the Development Management and Sites Allocations DPD.

iii) Permitting the re-use and conversion of existing rural buildings to industrial or commercial use.

Planning applications for new industrial and commercial development will take into account whether it will:

- result in any net loss of residential, leisure, shopping, community or other uses which contribute to the character, function, vitality or viability of the locality;
 - detract from the amenities or privacy of nearby residents or from the character and appearance of the area.
- 3) Planned employment growth at Dunsfold Park in accordance with Policy CS10.
- 4) Encouraging, where appropriate, industrial and commercial development as part of mixed use schemes including residential developments.
- 5) Working with our Partners to promote SMART economic growth through:
- New working practises including working from home and ICT developments. This will require improving accessibility to high generation and next generation broadband;
 - Ensure that the necessary infrastructure is provided to support business development;
 - Help match the types of jobs in Waverley with the qualifications and skills of residents of the Borough
- 6) Making provision for accommodation for visitors to the Borough, both in terms of business trips and tourism related visits.

10.40 Where a proposal involves the loss of an existing industrial and commercial use, this must be supported by evidence that demonstrates that the site is no longer required for industrial and commercial use, or that there is a no reasonable prospect of the site or buildings being used or reused for these purposes. This should include, where appropriate:

- The length of time the property has been for unused for B1 to B8 purposes
- The length of time during which it has been actively marketed for B1 to B8 purposes which should include the possibility of redevelopment and should provide evidence of the marketing. This evidence should show where the property has been marketed including publications and a wide circulation such as property journals
- The prices at which the land and buildings have been marketed during this period which should reflect that obtained for similar property in the locality
- A list of all expressions of interest during this period
- An evaluation of why it is considered that the property has failed to attract interest from potential occupiers or for redevelopment for Class B1 to B8 use.
- Why the site or buildings are physically unsuitable for Class B1 to B8 use even after adaptation (including sub division into smaller units) refurbishment or redevelopment, in terms of siting, design, access layout and relationship to neighbouring buildings and uses

Dunsfold Park

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10.41 Dunsfold Park is located in a rural setting between Dunsfold and Alfold villages in the south east of the Borough. Cranleigh is 6.9km to the north-east and Godalming is 15.1km to the north-west. It covers some 214 ha and is one of the largest sites in single ownership in the Borough. 86% of the site is Previously Developed Land due to operational land associated with the airfield.

10.42 The site is close to the A281, with access to the site either from the main entrance at the northern end of the site off Stovolds Hill, or from Compasses Bridge at the southern end. The Wey and Arun Canal runs north east to south west on the eastern boundary of the site.

10.43 Dunsfold Park was initially built as an airfield during the Second World War, and was subsequently used by Hawker Siddeley (subsequently British Aerospace) for the development and manufacture of military aircraft, employing approximately 890 people, making it Waverley's largest employer. Following the withdrawal of BAe Systems (the successors to British Aerospace) in 2000, the aerodrome was purchased by the Rutland Group, who formed the airfield operating company, Dunsfold Park Ltd.

10.44 Dunsfold Park is still the largest employment site in the Borough. There are now more than 80 companies on the site with over 600 employees and 44,498 sq m of commercial floorspace in 2009. Many of the buildings and parts of the open space have been leased for a wide range of industrial, commercial, distribution and storage activities. Other activities include police driver training and filming. The airfield is still operational being used by the Surrey Air Ambulance and for an annual air show as well as some limited use for flying activities associated with the aerodrome tenants.

10.45 The site represents an opportunity for employment development, intensification and expansion of activity to support the economic needs of the Borough. Dunsfold Park is not the Council's preferred location for accommodating housing growth.

Policy CS10: Employment Development at Dunsfold Park

The Council supports the continuation and expansion of employment activity at Dunsfold Park, as identified on the Plan at Figure 1, subject to the following matters being addressed in a detailed masterplan:

- appropriate uses including the development of renewable technologies;
- environmentally acceptable levels of aircraft movement;
- mitigating environmental impacts of development including noise and disturbance to adjoining communities;
- the need for access and transport accessibility to the site to be improved in view of its rural location;
- the location of development with particular focus on areas of previously developed land.

Delivery

The Policies will be delivered through:

- The implementation of planning permissions;
- Involvement in Local Economic Partnerships;
- Detailed policies in the Development Management and Site Allocations DPD and a Dunsfold Park Masterplan.

Monitoring

The Policies will be monitored through:

- Employment development completions and refusals statistics
- Assessment of Employment Land supply against demand
- Assessment of the skills and qualifications of the resident population
- Analysis of planning approvals for tourism or visitor related developments

Evidence

- The Employment Land Review 2009 and 2011
- Surrey Rural Strategy 2010-2015
- Draft Settlement Hierarchy
- The Surrey Local Economic Assessment

Town Centres and Shopping

11

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Town Centre Uses

National Policy

11.1 The Government's objective is sustainable economic growth, and to help achieve that, seeks to promote the vitality and viability of town and other centres as important places for communities. New economic growth is to be focused in existing centres, aiming to offer a wide range of high quality and accessible services, which includes genuine choice for consumers in an attractive and safe environment.

11.2 Town centres should also contain a diverse range of complementary evening and night-time uses which should appeal to a wide range of ages and social groups, but also need to take account of the potential impact on the character of the centres.

11.3 A range of suitable sites should be allocated to meet the scale and type of retail, leisure, commercial, community services and residential development needed in town centres. It is important that retail and leisure needs are met in full and not compromised by site availability, and to that end recommends an assessment of need to expand town centres to ensure a sufficient supply of suitable sites. Suitable, appropriate, edge of centres sites should be allocated in the event that town centre sites are not available, and policies created for meeting identified requirements in other accessible locations.

11.4 The sequential approach should continue to be applied in the consideration of applications for retail and leisure uses, with town centre locations being preferred where practical, then edge of centre sites, and only if suitable sites are not available then out of centre sites should be considered. Potential sites should be assessed for their availability, suitability and viability and for their ability to meet the full extent of assessed quantitative and qualitative needs.

11.5 For out of centre developments, an impact assessment is required if the development is over a proportionate, locally set floorspace threshold, the default for which would otherwise be 2,500 sq m.

11.6 The impact of retail and leisure developments on existing, committed and planned investment in town centres in the catchment area of the proposal, as well as impact on the town centre vitality and viability and the wider area from up to ten years from the time the application is made should also be assessed.

11.7 These detailed issues will be addressed in the Development Management and Site Allocations DPD and any Neighbourhood Plans.

11.8 As it currently stands, the South East Plan policies of relevance are:

- Policy BE4: The Role of Small Rural Towns ('Market Towns'),
- Policy BE5: Village Management,
- Policy TC2: New Development and Redevelopment in Town Centres,

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- Policy TSR5: Tourist Accommodation and
- Policy S5: Cultural and Sporting Activity.

11.9 Leisure, recreation and culture, both in and out of town centres are examined in more detail in Chapter 12 Leisure, Recreation and Culture, while tourism and business uses are included within Chapter 10, the Employment and Economy.

The Waverley Retail Hierarchy

11.10 Different centres in Waverley perform different functions in meeting the needs of the Borough, both as a whole and in their more immediate surroundings. In order to ensure that policies are flexible enough to respond to changing economic circumstances, the following hierarchy of centres has been defined :

- **Town Centres (including Cranleigh village centre)**
- **Local Centres**
- **Neighbourhood and Village shops**

Waverley's Town Centres

11.11 Waverley has three market towns of varying sizes, Farnham, Godalming, Haslemere and Weyhill, and the large village of Cranleigh. For the purposes of the retail hierarchy they are placed at the highest level. Cranleigh has always been known locally and historically as the largest village in England, and is always referred to by local people as such. However, it does have a role as an important service centre and provides a range of facilities and services for its extensive rural catchment area. It is included as a town centre for the purposes of the Waverley retail hierarchy and application of planning policy, but referred to as Cranleigh Village Centre.

11.12 All four of the main centres contain a range of shops, businesses and leisure facilities, as well as a range of social and entertainment facilities for both day and evening to serve the people living in the towns, villages and countryside around them. Each of the centres has a unique, attractive character and a conservation area around its historic core and these characteristics encourage residents and visitors alike to use the variety of services on offer.

11.13 The Waverley Borough Town Centre Retail Study August 2008, ^(xxxi) states in general terms, that while all four of Waverley's main shopping centres (Farnham, Godalming, Haslemere/ Weyhill and Cranleigh) are currently strong and successful, they all lie in the shadow of Guildford to varying degrees. Competition also comes from other larger centres such as Aldershot, Farnborough and Horsham, as well as from changing retail patterns, including the use of multi - use channel sources (internet, television, mail order etc).

xxxi Chase and Partners: Waverley Borough Town Centre Retail Study August 2008
http://www.waverley.gov.uk/site/scripts/download_info.php?downloadID=492&fileID=915

11.14 Internet sales currently account for less than 10% of all retail sales, but some estimates suggest that e-commerce accounted for nearly half of all retail sales growth in the UK between 2003 and 2010, as internet access has become more widespread. ^(xxxii) However, there is also evidence to show that although the majority of households now regularly or periodically purchase certain goods via multi-channel sources, this type of shopping remains ancillary to bricks-and-mortar shopping for general comparison shopping purposes. This is particularly the case when a good quality town centre is available. It suggests that multi-channel retailing in the future is more likely to affect shopping frequency/ spending than shopping patterns per se, and that fuel cost inflation is much more likely to affect shopping patterns than the internet. ^(xxxiii)

11.15 Most major centres in the Boroughs and Districts adjoining Waverley are all in the process of adding to and improving what they offer to customers. Therefore, consideration needs to be given to the amount and type of floor space that needs to be provided to ensure the continued vitality of Farnham, Godalming, Haslemere/Weyhill and Cranleigh. It would appear from the most recent Health Checks ^(xxxiv) that each of the towns is aware of the need to enhance the vitality and viability of its centre. The study identified the deficiencies in convenience and comparison floorspace for each town and proposes policy options to ensure the continued vitality of the centres, but most importantly does note that growth is limited to the reuse of existing sites and/ or already identified Key Sites due to restrictive policies around the current town centre areas. The Council will give consideration to allocating other sites as part of the Development Management and Site Allocations DPD to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development for each of the four centres.

11.16 Farnham is the largest retailing centre in Waverley. The Retail Study shows that shoppers looking for convenience or comparison goods ^(xxxv) come to Farnham from the Farnborough and Aldershot areas and this may be due in no small part to the relative quality of its shopping environment.

11.17 Godalming, Cranleigh and Haslemere / Weyhill are well supplied with convenience stores. Surveys carried out as part of the Retail Study show that residents use these centres for this kind of shopping to a high degree, and this is termed as 'retention of local expenditure'. In this they are successful centres. However, their retention of expenditure in most comparison goods categories is low, especially for clothing and footwear, and this may be due in part to the close proximity to Guildford.

xxxii Department for Business, Innovation and Skills/Genecon and Partners (2011) Understanding High Street Performance

xxxiii An NLSP Comparison Goods report: Shopping Locations of Great Britain: The Winners and Losers. An Analysis of Comparison Goods Market Share Change in Great Britain October 2011.

xxxiv Steps Towards a Vision for Farnham - March 2007, Godalming Healthcheck Report 2009, Cranleigh Healthcheck 2002/3 and Incomplete Draft Review 2008 and Your Haslemere 2008

xxxv Convenience retailing: the provision of everyday essential items, including food, drinks, newspapers and confectionery. Comparison retailing: the provision of items not obtained on a frequent basis, such as clothing, furniture, household and recreational goods.

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11.18 Each of the main centres has an existing Town Centre policy boundary area and a designated Central Shopping Area within it, which encompasses its primary frontages. The Town Centre Retail Study recommended extending the Central Shopping Area of Farnham to include the East Street Area of Opportunity, to reflect what the study terms it's "critical importance to the future of the town". Likewise, the study suggests that the Central Shopping Area of Haslemere be extended to include the central car park at the rear of West Street. Further work will be carried out to define the primary and secondary frontages in each centre in more detail as part of the Site Allocations DPD.

Farnham Town Centre

11.19 Farnham has an attractive, historic town centre with a good range of shops, including a high proportion of independent and specialist traders and a good range of cafés, restaurants and leisure facilities, which help the evening economy of the town.

11.20 It currently has a classic 'dumbbell' retail layout with major anchors at either end (Waitrose and Sainsbury's) and the footfall between these two areas supports the smaller units in between along West Street and the Borough.

11.21 Farnham has areas of extremely good environmental quality, particularly the Lion and Lamb Yard. However, the pedestrian enjoyment of the rest of the town centre is diminished by the constant flow of traffic through its streets. Areas of The Borough, South Street, East Street, West Street and the Woolmead have been designated as the Farnham Air Quality Management Areas. The Town Centre Retail Study does not consider that this detracts from the town's vitality and viability; in fact it suggests that the quality of Farnham's shopping environment draws custom from larger centres such as Aldershot and Farnborough. The Borough Council continues to monitor this area of the town and has imposed more rigid loading time restrictions in Farnham town centre. The potential impacts from idling bus engines is also being monitored.

11.22 The 2008 Town Centre Retail Study concluded that Farnham was performing 'extremely well', with excellent convenience store provision and although limited, the most extensive comparison goods offered in Waverley. This would be further enhanced by the mixed scheme permitted at East Street. On almost every other indicator of health Farnham scores well, with lower than average vacancy rates, and a good multiple retailer representation and demand. Prime zone A rents are not as high as might be expected of a centre of this quality, but are higher than some neighbouring and competing centres. The East Street end of the town is weaker and in need of strengthening, despite the successful existing Sainsbury's store in South Street. Further mixed use development permitted at East Street has the potential to lift the vitality of the eastern end of the town.

11.23 The study did conclude that the town is currently over-trading and an expansion in its retail offer is needed, particularly for comparison goods space. The permitted development at East Street would go some way to satisfying this need, but if appropriate,

opportunities should be taken to provide further floorspace of this type. It recommended the extension of the shopping area shown in the 2002 Local Plan to include the East Street site which was previously shown as the 'East Street Area of Opportunity'.

11.24 The Farnham Design Statement was adopted by the Borough Council in July 2010 as a material planning consideration, and contains guidelines for new developments within the town centre area.

Godalming Town Centre

11.25 Godalming is an attractive, historic market town, surrounded by wooded hillsides. The Town Centre Retail study finds it to be a successful town centre which benefits from a high quality environment and quality retailers. The core retailing area along the High Street has a variety of multiples and independent traders as well as a full complement of banks and building societies. Evidence shows that requirements for space in the town centre comes from service providers such as restaurants, and this, combined with analysis of rental patterns is a sign of limited demand for space in the town. Vacancy rates tend to be low and tend not to be long term. ^(xxxvi)

11.26 Godalming's convenience and service goods offer is excellent and comprehensively fulfils its role of meeting local needs. Its comparison goods offer is more limited and other nearby centres and retail parks take some of this expenditure. While the town would benefit from an expanded comparison goods offer, the study concludes that the town is still vital and viable without this. The environmental quality of the town is assessed to be 'outstanding' in places, particularly around the Pepperpot and Church Street, and as such shoppers are encouraged to visit Godalming for more than the retail and service offer alone. There are many restaurants and several public houses and bars in the town, which boost the evening economy.

11.27 The Town Centre Retail Study points out that Godalming lacks sufficient town centre sites which could accommodate further retail development, due in part to the restrictive nature of designations around the centre, which include the Green Belt, conservation area and AONB and partly due to the compact nature of the centre. There are some sites in addition to the existing Key Site which could be considered, but the viability of these sites is questionable.

11.28 The Godalming Healthcheck was adopted in 2009, and found that the community would like to see more events in the town centre and improved parking. There was concern that the number of charity shops in the town has apparently displaced other retailers from the town centre. In terms of other town centre uses, local retailers have shown enthusiasm for providing more tourist and visitor information in order to increase the footfall in the shopping streets.

xxxvi Godalming Town Centre Healthcheck 2009 paragraph 4.19

Haslemere and Weyhill

11.29 Haslemere differs from the other town centres in that it has two closely related shopping areas. The main centre of Haslemere is located around the High Street and West Street, extending along Petworth Road and then further along Lower Street. Between the High Street and Weyhill are employment sites, residential development and Haslemere station. The High Street is characterised by its centrally located town hall, with historic buildings and conservation area, with a backdrop of wooded hillsides.

11.30 Haslemere and Weyhill provide for their surrounding area's convenience and service needs and this offer is enough to make the town both vital and viable. Comparison expenditure is attracted to larger neighbouring towns, but the town has a good number of small independent shops providing comparison goods, and it benefits from some important services and retailers which are critical to the town fulfilling its role in the retail hierarchy. It has no significant edge or out of centre floorspace to compete with the town centre.

11.31 At the time of the Retail Study, it was stated that Weyhill had the stronger part of the convenience goods provision, with Tesco and the Co-op being located there. It suggested that the Somerfield store in Haslemere might be expanded as part of a redevelopment scheme involving the Key Site which was established in the 2002 Local Plan. Since that time, Waitrose has taken over the Somerfield store (May 2009), and this may have gone some way towards redressing the balance between the two centres; since the Healthchecks carried out both expressed a preference for a 'quality' supermarket in the town. Car parking revenue for April 2009 - March 2010 does show an increase on previous financial years in the adjoining car park.

11.32 Haslemere is also stronger for services than Weyhill. A double centre such as this is unusual and will require careful monitoring of the relative strengths of each part of the town in order to ensure that one part does not impact on the vitality and viability of the other part - both have equal status in policy.

11.33 The Haslemere Initiative undertook a Healthcheck in 2003 that was reviewed in 'Your Haslemere 2008'. This showed satisfaction with shops and services in the High Street, but some concern about the performance of Weyhill. Facilities such as the train service, museum, Haslemere Hall and library all have an impact on the overall economic success of the town. Haslemere is also unique in the fact that it has introduced the 'Haslemere & Villages Rewards,' scheme that uses innovative smart card 'chip' technology and encourages shoppers to support their local businesses.

11.34 The Haslemere Design Statement is expected to be adopted by the Borough Council in 2012 as a material planning consideration, and contains guidelines for new developments within the High Street town centre area and Weyhill.

Cranleigh Village Centre

11.35 The Retail Study states that Cranleigh has 'exceptional' convenience and service provision for a centre of its size. The three supermarkets (Sainsbury's, Co-op and M & S Simply Food) are among the major shopping attractions to the village and are vital to its vitality and viability, but visitors are also attracted to its good range of small independent shops and unique department store which provide comparison goods. As with Godalming and Haslemere, it is important to note that the centre's role is to provide for its catchments convenience and service needs. It does not have significant edge or out of centre retailing, although there are convenience stores outside the village centre, serving residential areas to the west and east. While demand from major retailers has been limited, reflecting the modest size of the centre, the nature of the type of store looking to locate there indicates that Cranleigh is viewed as a viable retailing destination, and new branches of some High Street multiples have recently located in the village.

11.36 The village's environmental quality is extremely good, with Cranleigh Common stretching well into the village centre. Much of the centre is within the conservation area with attractive buildings and landscaping. It extends along both sides of the High Street, and the geography of the centre, bordered by residential areas, Areas of Strategic Visual Importance and other established uses, is such that there are few potential sites for new development. Expansion in the retail offer is therefore likely to come from redevelopment or extension to existing sites.

11.37 The first Cranleigh Healthcheck, initiated by the Parish Council and supported by both Borough and County Councils, took place in 2002/03, ^(xxxvii) and while acknowledging the importance of the shops in the centre, it also expressed concern about the draw of customers to larger centres such as Guildford, Horsham and Godalming. It noted that the local business community through the Chamber of Trade was active in working to promote the vitality of the village, but that the nature of independent businesses meant that they often found it difficult to contribute. Suggested projects included the need to review and implement an economically viable promotional strategy for Cranleigh, ensuring that it retained a range of independent shops, and encouraging development of more retail units appropriate to the needs of independent shopkeepers.

11.38 Arising from the Healthcheck, the Cranleigh Initiative was formed in 2005 to promote and enhance the vitality and vibrancy of the village centre. Funded by the Parish Council, the Initiative organises events throughout the year to attract not only local residents but also those from surrounding villages.

A Vision for Waverley's Town Centres

Each should be a vibrant, economically healthy and attractive centre, which provides a range of facilities and services for living, working and recreation appropriate to its scale, to meet the needs of its residents, surrounding communities and visitors.

The Council's strategy for delivering this vision includes:

- Continuing to maintain and enhance the towns as vital and viable centres.
- Supporting a diverse range of uses which appeal to a wide range of age and social groups throughout the centre.

- Supporting proposals for the provision of retail floorspace for comparison and/or convenience goods which is in keeping with the scale, character and appearance of the centre.
- Ensuring that the amount of retail floorspace is maintained at a level which sustains status of the centre's core shopping area.
- Strengthen retail and leisure offer to contribute to the centres' quality of life offer and also to provide an important source of local jobs.
- Retention of a mix of units in terms of size and use to ensure that the unique quality and vibrance of the character of the centre is retained and enhanced.
- Giving support to local initiatives contained in the various Healthchecks designed to promote the centres and to improve the footfall in the shopping areas, such as enhanced signage and the improvement of tourist and visitor information.

Town specific aspects:

Farnham

- Continue to support Farnham's role as a centre providing an extensive range of convenience and comparison shopping.
- Recognise the important role that Farnham has, not only to serve local needs but also the link between its retail offer and those of neighbouring centres in the Blackwater Valley and beyond.
- Support measures to improve air quality and the environment for pedestrians.

Godalming

- Continue to support Godalming's role as a convenience and service centre which meets local needs.
- Provide for future floorspace needs through appropriate redevelopment/ extension of existing stores

Haslemere

- Continue to support Haslemere's role as a convenience and service centre which meets local needs.
- Continue to ensure that a balance is maintained between Weyhill and the High Street, to ensure that one part does not impact on the vitality and viability of the other.

Cranleigh

- Continue to support Cranleigh's role as a convenience and service centre which meets local needs.
- Provide for future floorspace needs through appropriate redevelopment/ extension of existing stores.

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11.39 The principal focus of new development will be directed towards the four main centres, and assessed in accordance with the Government's Practice Guidance Planning for Town Centres, and the Development Management and Site Allocations DPD, which will concentrate on managing change so as to maintain an appropriate range and mix of uses, while promoting design which enhances the character of Waverley's town centres. The Council will seek to ensure that the nature and amount of new development in each centre is appropriate to its scale and character and role in the hierarchy.

11.40 Policy CS11 applies to all development in Farnham, Godalming, Haslemere town centres and Cranleigh village centre, including retail, business, residential, leisure, arts, culture, tourism and community facilities.

Policy - CS11: Town Centres

Waverley will continue to foster a healthy retail and service economy providing a good range of goods and services for the people who live, work and study in the Borough. This will both support the Borough's economic development and enable people to shop locally.

New development will be located in accordance with a sequential assessment. Town centre locations are preferred, then edge of centre sites may be then be considered, and only then if suitable sites are not available, will the development of out of centre sites be given consideration. In assessing edge of centre or out of centre sites, preference will be given to those that are most accessible and well connected to the town centre, preferably within walking distance. Potential sites should be assessed for their availability, suitability and viability and for their ability to meet the full extent of assessed quantitative and qualitative needs.

The Central Shopping Areas will be the main focus, particularly at ground level, for A1 retail uses. These will be protected unless it can be determined that a change of use would not have significant harmful effects on the frontage and the vitality and viability of the town centre or result in an over-concentration of non-retail uses. Permission will not be given for a change of use from a shop where it would result in a length of non-retail frontage equal to, or in excess of, twice the length of the average shop frontages in the vicinity of the proposal.

Measures to improve the town centres and Cranleigh village centre, including appropriate development, will be encouraged provided that this helps them to adapt and reinforce their role in meeting needs, act as the focus for a range of activities, including retailing, leisure, cultural, business and residential uses, and do not cause unacceptable levels of disturbance to the local community or damage the townscape character.

Applications for retail, leisure, or office development for over 2,500 sq.m of floorspace outside the designated town centre will require an impact assessment in accordance with guidance given in the National Planning Policy Framework.

Delivery and Monitoring :

Delivery

The policy will be delivered through:

- Decisions made on relevant planning applications
- Policies in the proposed Development Management and Site Allocations DPD
- By working with partners who have responsibilities for the delivery of infrastructure in the town centres.
- The Council will also work with retail and business membership organisations such as the Waverley Business Forum and the various Town Centre Initiatives and Chambers of Commerce, to assist and encourage retailers and businesses.

Monitoring

The following indicators will be used to monitor the effectiveness of these policies:

- Amount of retail, leisure or business space gained or lost (by type) in the town centres and the percentage within defined primary or secondary shopping centres
- Amount and percentage of all completed residential business and recreational/leisure development in the defined town centres.
- The percentage of vacant retail premises.
- This information will be reported in the LDF Annual Monitoring Report

Local Centres

Introduction

11.41 Local centres are those which include a range of small shops of a local nature serving a small catchment. Typically they might include, amongst other shops, a small supermarket, newsagent, sub-post office and pharmacy. In rural areas such as Waverley, some of the larger villages perform the role of a local centre. Local centres provide an essential service to local communities, particularly for those who prefer to shop locally or who are dependent on the the services or facilities they offer perhaps because they do not have a car or experience mobility problems. These centres also provide a limited range of community and leisure facilities including public houses, churches and other services, as well as employment opportunities and can help reduce the need to travel. They can offer a sustainable alternative to supermarket shopping in the main towns in the Borough as well as a facility for topping up weekly shopping trips that are undertaken in larger stores elsewhere. They also provide a chance to purchase locally produced goods.

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11.42 Within the Borough's retail hierarchy, Farncombe, Bramley and Milford are considered to be within this definition. Both Farncombe and Milford have a train station but walking and cycling are the predominant ways of accessing these centres. At the time of survey, ^(xxxviii) they all had more than one convenience shop, a range of other comparison shops and a sub post office.

Vision for the Local Centres

These are the local centres that cater for the day-to-day needs of the local community.

The Council's 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)
- Safeguarding the existing provision of shopping floorspace
- Make 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.

Policy - CS12: Local Centres

The retail role and function of the local centres of Farncombe, Bramley and Milford will be safeguarded and consolidated. Proposals which would harm or undermine the retail function of the centre by reducing its ability to meet its daily needs and/or detract from its vitality and viability will not be permitted.

Proposals for the provision of new small scale facilities will be supported, provided that they would accommodate local needs, support the vitality and viability of these centres and are appropriate to the role and function of the centre in the hierarchy.

Neighbourhood and Village Shops

Introduction

11.43 Neighbourhood and village shops are vitally important in an area such as Waverley. Outside the town centres, Farnham, Godalming and Haslemere each have one or more local parades of shops within their parish area, some of which include a

post office and convenience store, and are important in serving the needs of local people who want to avoid going into the towns or using a car. These small parades of purely neighbourhood significance is recognised in Policy CS13 of the Core Strategy. ^(xxxix)

11.44 Waverley also has many rural villages, some of which have only one village shop and/or post office. These shops are often a focus for community life for residents who need or want to shop locally, preferably without using a car, and also help maintain villages as sustainable communities. Village, local shops, public houses and particularly post offices are increasingly coming under pressure to change from retail uses, and while the Council cannot prevent the closure of uneconomic premises, it is necessary to make sure that all reasonable efforts are made to retain a valued retail use in the villages in order to help support the rural economy. In Waverley, several rural village shops and one public house have been threatened with closure, and have been bought and run by the community. Some of the villages also have farm shops, which meet the demand for fresh local produce in a sustainable way, while also contributing to the local economy.

11.45 Some rural villages in Waverley have very limited retail or service provision. Although some of the largest villages in Waverley; Witley, Elstead and Chiddingfold have only a small number of shops and are not in all instances are these located geographically together. Alfold, Churt, Ewhurst, Frensham, Shamley Green, Wormley, Dunsfold, Tilford, Hambledon, Wonerh and Rushmoor all have one convenience store, which may include a sub-post office. Others, such as Grayswood, Busbridge, Brook, Ellens Green, Thursley, Hascombe, Dockenfield, Peperharow, Blackheath, Sandhills, Grafham, Hydestile, Palmers Cross, Thorncombe Street, Rushett Common and Bowlhead Green have no convenience shops and residents need to travel to neighbouring villages or towns for day to day shopping. Most of Waverley's villages have at least one public house, sometimes located outside the village centre, as well as other community and leisure facilities including schools, village halls, churches and recreation grounds. Several have small office complexes which have been converted from farm or other redundant buildings. Policy CS4 seeks to resist the loss of key services and community facilities, while the policies in this chapter refer more specifically to the retention, protection and provision of local, neighbourhood and village shops.

11.46 The decline in village shops is however, part of a national trend and one that may well continue as economic and lifestyle patterns change. The Council cannot prevent the closure of rural facilities, but it can discourage alternative inappropriate uses. It will resist the loss of valued services and facilities unless proof that the shop is no longer economically viable and that evidence is presented that it cannot continue as a retail business.

Vision for Neighbourhood and Village Shops

These provide facilities and services to meet the day-to-day needs of neighbourhood and village communities

The Council's strategy for delivering this vision includes:

- Supporting the provision of small - scale local facilities to meet local community needs.
- Taking into account the importance of shops and services to the local community in assessing proposals that would result in their loss or change of use.
- Supporting proposals that would improve the viability, accessibility or community value of exiting services and facilities that play an important role in sustaining village communities.

Policy - CS13: Neighbourhood and Village Shops

The Council will resist the loss of shops and services which are deemed to be important to the community. The Council will respond positively to proposals for the conversion and extension of shops which are designed to improve their viability but do not result in their loss or change of use.

Delivery:

11.47 Local Centres, Neighbourhood and Village shops

11.48 The policies will be delivered through:

- The development control process. Applications will be assessed against criteria based policies in the Development Management DPD which will focus on maintaining the appropriate mix and range of uses.

Monitoring:

- The amount of retail floorspace gained and lost.
- Vacancy rates
- This information will be reported in the Annual Monitoring Report

Evidence :

- Waverley Borough Council Town Centres Retail Study- Chase and Partners August 2008
- Farnham Healthcheck 2005
- Steps Towards a Vision for Farnham/ Local Futures Group 2007
- Haslemere Healthcheck 2003
- Your Haslemere - Haslemere Healthcheck Review 2008
- Godalming Healthcheck Report 2009
- Action for Cranleigh: Report of the Cranleigh Healthcheck 2002/2003. Reviewed 2008/9 but not published.
- Waverley Settlement Hierarchy 2012

Leisure, Recreation and Culture **12**

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12.1 Open spaces, sport, recreation and cultural facilities all underpin people's quality of life. These facilities play a part in increasing the health of the nation, which is a key Government objective. Sport England has set a target to increase participation in sport and physical activity by 20% by 2020.

12.2 These activities are of great importance to many residents in the Borough. Waverley has a Cultural Strategy, which contains a High Level Action Plan which runs between 2009 and 2014.^(xi) In the strategy, the term 'Culture' describes common interests shared by a community or group of people. It is used in its broadest sense to define activities which people undertake in their leisure time, including:

- Sport and recreation;
- Countryside and Environment;
- Parks and open spaces;
- Arts and entertainment;
- Heritage and Museums.

12.3 Through the Local Plan, the Council has a role in supporting the delivery of new and improved facilities that may be required, and helping to safeguard important existing amenities. This support may take a number of forms including:

- Supporting or promoting the provision of new or improved facilities where there is an identified deficit in provision. For example, where such a deficit has been identified through the following studies:
 - The Waverley Cultural Strategy 2009-2014
 - Open Space, Leisure and Recreation Study 2011.
 - Open Space Strategy 2012
 - Playing Pitch Strategy (to be completed Autumn 2012)
 - Play Area Strategy (to be completed Autumn 2012)
- Having policies that seek to safeguard existing amenities;
- Securing the provision of new/improved facilities, or financial contributions towards their provision where needed, to offset the additional demands arising from new housing development.

xi Cultural Strategy 2009 - 2014: Waverley Borough Council 2009.

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12.4 The provision of new or improved recreation facilities can have wider benefits, such as supporting the drive to encourage healthier lifestyles and to reduce obesity. These facilities may be formal (sports pitches or indoor sports facilities) or informal, including measures aimed at promoting more walking or cycling. Policy CS3 seeks to encourage the provision of new and improved footpaths, bridleways and cycleways, and the Council's Infrastructure Delivery Plan (IDP) ^(xii) identifies potential opportunities for enhancing the Borough's Green Infrastructure by linking routes to others outside the Borough boundaries. Draft Infrastructure Delivery Plan: ^(xliii)

12.5 The Council has carried out an audit of all kinds of accessible open spaces and recreation land and this is included as part of the evidence base of documents used to produce the Core Strategy. ^(xliii) This will be supplemented by forthcoming Playing Pitch and Play Area strategies, both of which will identify both needs and deficits in these types of spaces, to allow robust local standards to be derived. A more detailed policy approach for open space provision, including new locally derived standards will be set out in the Development Management and Site Allocations DPD.

12.6 The National Planning Policy Framework sets out that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless an assessment has been undertaken which clearly shows that they are surplus to requirements. Development of these facilities may however, provide opportunities to remedy deficiencies in provision and quality.

12.7 National policy also seeks to support a prosperous rural economy, through the support of sustainable rural tourism and leisure developments which will benefit businesses in rural areas, communities and visitors, but these must respect the character of the countryside.

12.8 The South East Plan policies of relevance support national policy.

Provision in Waverley

Sports and Recreation

12.9 Farnham, Haslemere (The Herons and the Edge) Godalming and Cranleigh Leisure Centres are managed by DC Leisure, on behalf of the Council. Farnham and Cranleigh centres underwent refurbishment in 2009/10, and a new leisure centre constructed for Godalming in 2012. The Council is the main provider of outdoor sports pitches in the Borough and these are mainly located on sports and recreation grounds. Other facilities are provided and maintained by the Town and Parish Councils, the private sector, charitable organisations and voluntary groups. Many schools in the Borough have sports and leisure facilities that they share with the community, such as all-weather pitches, halls and leisure centres, and the Council wants to encourage more schools to make their facilities available.

xii Infrastructure Delivery Plan (IDP): Waverley Borough Council 2012

xlii Waverley Borough Council: March 2012

xliii Open Space, Leisure and Recreation Study 2012: Waverley Borough Council

12.10 The Borough has a large number of village and church halls, many of which provide space for local sporting and social clubs of all kinds to meet. These, and associated recreation grounds and sports pitches, make a valuable contribution to the health and well being of communities, particularly those in the more rural parts of the borough, where access to the larger sports centres can be limited due to accessibility issues, including a lack of public transport at certain times of day and evening.

Countryside, Parks and Play

12.11 Over 60% of Waverley is Green Belt, and over 75% of the Borough is designated as an Area of Outstanding Natural Beauty and Area of Great Landscape Value. 1,000 hectares of countryside are managed by the Borough Council, and these sites range from small areas of woodland and village greens to extensive areas such as Farnham Park, Frensham Common and extensive tracts of National Trust land which include the Devil's Punchbowl at Hindhead. Waverley has a high proportion of woodland much of which is publicly accessible. The amount of natural and semi-natural greenspace is therefore a key feature of the Borough, and residents rated it as the most important type of open space in Waverley.^(xliiv) There are hundreds of more formal public open space sites across the Borough including ornamental parks and gardens, recreation grounds and children's playgrounds. In addition, Waverley has an extensive network of public footpaths and bridleways which cover the whole Borough. The North Downs Way, a national long distance footpath commences at Farnham, while of regional importance is The Downs Link, a bridleway route based on the former Guildford to Horsham railway, and the Greensand Way commencing at Haslemere Educational Museum.

12.12 Rivers flowing through the Borough include the River Wey (Alton to North and South Farnham reach, Liphook to Tilford reach, Tilford to Godalming reach and Bramley to Cranleigh reach), and Cranleigh Water. Frensham Great Pond and Frensham Little Pond are significant water bodies and there is an extensive network of lakes, used for sailing and fishing, ponds, streams and ditches across the Borough. Part of the route of Wey and Arun Canal runs through the eastern part of the Borough, and while much of the canal is no longer navigable, the Wey & Arun Canal Trust aims to restore as much as is possible back to navigation. Although certain stretches are private, some sections of the towpath are accessible for walking. The Trust has plans to focus much of its activities in the Surrey section over the coming years, which could provide additional recreation opportunities along stretches of the canal corridor. There are a number of In addition, the the South Downs National Park adjoins the parish/ county boundary to the south of Haslemere and provides many opportunities for leisure.

12.13 Suitable green areas of importance can be identified by communities through local and neighbourhood plans as Local Green Spaces. Such spaces will only be designated:

- When the green space is in reasonably close proximity to the community it serves;

xliiv Open Space, Leisure and Recreation Study 2012

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- Is demonstrably special to the local community because of its beauty, historic significance, recreational value (including use as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and not extensive.

12.14 More detailed criteria for such designation will be provided as part of the Development Management and Site Allocations DPD.

12.15 There are currently eighty play areas in Waverley. 85% of the NPFA classified play areas are provided by Waverley, with the Parish/Town Councils providing nine play areas. The majority have fixed play equipment on site but there are also five skate parks and a small number of hard surface ball courts. A deficiency in provision for children and young people overall, has been identified in Waverley. ^(xiv) One of the Council's corporate priorities is the provision of high quality, well-maintained, accessible and inclusive play facilities to help to improve the quality of life for many people, including those with disabilities, and it continues to aim to bring about considerable improvements to the range and quality of play opportunities across the Borough. ^(xvi) Surrey County Council supports the need for safer routes to play spaces to be integrated into their design and any improvement schemes proposed. The Play Area Strategy 2012 will assess need, quality and access in more detail.

12.16 Open space, sports and recreation facilities are key components of the Borough's green infrastructure. In support of enhancements to biodiversity, new developments should contain landscaping to add to the greening of the environment and should, where possible, seek to enhance networks of green infrastructure. It is also recognised that high quality public open space, sports and recreation facilities near to where people live and work can help reduce the impact of visitors on the most environmentally sensitive areas such as the Thames Basin Heaths Special Protection Area.

The Arts, Galleries, Museums and Entertainment

12.17 Waverley has a rich and diverse cultural offer which includes a university dedicated to the creative arts and a thriving arts centre that is actively engaged in the development of theatre across the south east. Waverley Borough Council actively supports the arts through its own efforts and in partnership with others. The many artists and arts organisations in Waverley play an important role in enriching the lives of local communities, particularly the lives of those who are vulnerable or disadvantaged. Fostering arts activities in the towns and villages is also good for the local economy. Waverley benefits from two multi-arts facilities in the Borough; the Farnham Maltings, which is a nationally significant organisation; and the Cranleigh Arts Centre. Godalming Borough Hall and Haslemere Hall offer a range of events and activities including theatre and cinema, music and dance. These and other smaller venues such as galleries and community halls with their associated and seasonal events play an important role in

xiv Open Space, Leisure and Recreation Study 2012

xvi Waverley Borough Corporate Plan 2012 - 2015

the cultural life of the Borough and attract many visitors from outside the area. In addition, many schools have excellent facilities that can be hired or used by local communities, such as the Performing Arts Centre at Frensham Heights School, and theatres at Charterhouse, Cranleigh School and Godalming College. However, these facilities are not always readily available as they are so well-used by the schools themselves.

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12.18 There are four museums in Waverley: Farnham, Godalming, Haslemere Educational Museum and the Tilford Rural Life Centre. In addition there are several amenity societies which support and promote the rich heritage of the area. The conservation areas, listed buildings and archaeological sites in Waverley all contribute to its unique sense of place.

12.19 A Borough-wide audit of cultural assets has taken place, and work has begun on the creation of an Waverley Arts Strategy. This is expected to be adopted in 2013.

Policy - CS14: Leisure, Recreation and Cultural Facilities

1. Leisure, recreation and cultural facilities will be safeguarded from development. If the use of an existing facility is to be changed, evidence will have to be presented that:

- a) the existing use is no longer required or viable,
- b) that no other leisure, recreation or cultural provision is required or appropriate in that area, or
- c) that alternative provision of a suitable scale and type can be made.

2. To address any needs arising as a direct result of development developer contributions (in accordance with Supplementary Planning Document: 'Planning Infrastructure Contributions') will be used as appropriate, to fund improvements to existing sites and facilities in order to allow more intensive use;

3. Support will be given to the aims identified in the Cultural Strategy High Level Action Plan 2009 -2014 and Open Space Strategy 2012 and subsequent updates.

4. Where existing deficits in open space, sports and recreation facilities are identified, the Council will explore allocating land for these purposes through the Development Management and Site Allocations DPDs.

5. The Council will encourage the provision of new open space, sports, leisure and recreation facilities and the promotion of outdoor recreation and access to the countryside, taking account of the evidence in the Open Space, Leisure and Recreation Study 2012, Open Space Strategy 2012, Playing Pitch Strategy 2012 and Play Area Strategy 2012, provided they accord with relevant national and local planning policies.

6. The Council will encourage positive measures and co-operative action to secure appropriate public access for water-based and waterside recreation, provided it does not conflict with nature conservation interests.

7. New development will be expected to contribute to the continued greening of the Borough's towns and villages and the provision of, or connections to, the network of green infrastructure in accordance with policy CS17. Such spaces or rights of way will be afforded the appropriate legal designation to protect them in perpetuity.

Delivery and Monitoring :

Delivery:

The policy will be delivered through:

- Working in partnership with Waverley's Sport and Recreation service, other sport and leisure providers and the Community Development Officer for Arts;
- The greening of the environment, improvement in biodiversity and enhancements of the existing green infrastructure to be undertaken in partnership with various organisations such as the Waverley Countryside Service, Action for Wildlife, Blackwater Valley Countryside Partnership, the Surrey Heathland Project and the Surrey Biodiversity Partnership;
- The granting of planning permissions for leisure, recreational and cultural facilities.

Monitoring:

The following indicators will be used to monitor the effectiveness of the policy:

- Change in provision of open space, sports, recreation and cultural facilities
- Monitoring of S106 and Planning Infrastructure Tariff

Evidence :

- Open Space, Leisure and Recreation (PPG17) Study 2012
- Open Space Strategy 2012
- Waverley Cultural Strategy 2009 -2014 - High Level Action Plan
- Forthcoming Waverley Playing Pitch Strategy (October 2012)
- Forthcoming Waverley Play Strategy (September 2012)

Rural Environment 13

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Introduction

13.1 Waverley has some of the most attractive and unspoilt countryside in Surrey. The high quality environment is one of the Borough's greatest assets and makes a significant contribution giving Waverley its distinctive character.

13.2 One of the main objectives of the Core Strategy is to safeguard the attractive and diverse landscape of Waverley. Approximately 92% of the area is rural, which is made up of land within the Metropolitan Green Belt (MGB) (61%) and land that is currently designated as Countryside Beyond the Green Belt (31%). Waverley is also distinctive because of the significant amount of the countryside that is wooded. Approximately 30% of the area is wooded, which is almost the highest coverage of any district in the country.

13.3 The rural landscape in Waverley is diverse, including the following landscape character areas: Greensand Hills, Greensand Plateau, Greensand Valley and Wooded Weald. Within these character areas are large areas of lowland heaths, river corridors and canals, all of which make an important contribution to the rural landscape. The Wey & Arun Canal alone presents a number of opportunities for preserving and enhancing the local landscape heritage.

13.4 The historic landscape in Waverley also contributes to the distinctive character of the Borough. These extensive areas encompass whole landscape types and play an important part in maintaining the overall historic character of the Borough.

Policy Context

13.5 Pending abolition through the Localism Act, the South East Plan policies of particular relevance are:-

- NRM7: Woodlands
- C3: Area of Outstanding Natural Beauty
- C4: Landscape and Countryside Management
- C5: Managing the Rural - Urban Fringe
- C6: Countryside Access and Right of Way Management

13.6 Agriculture and forestry play a vital role in shaping the rural environment, both visually and socially, and as such, reference should be made to the saved policies of the Waverley Borough Local Plan (2002) aimed at supporting appropriate development in these areas. The Council is supportive of the continued use of, for agricultural purposes, land that is being farmed. When considering specific site allocations in the Development Management and Site Allocations DPD, the Council will have regard to the reference in the NPPF to agricultural land classifications and taking account of the economic and other benefits of the best and most versatile agricultural land.

13.7 Waverley is rich in ancient woodland, an irreplaceable, wildlife-rich habitat, which supports an important archaeological resource and accounts for 12% of land coverage in Waverley. Areas of ancient woodland, particularly under 2 hectares and not afforded statutory protection by designations such as SSSI's, have been identified as part of a wider survey to inform the revision of the Ancient Woodland Inventory (AWI) for Surrey (June 2011). The AWI has a number of objectives, all of which are aimed at promoting the conservation of these woodlands.

13.8 A substantial part of the rural area is also within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and/or the area designated as Area of Great Landscape Value (AGLV). The Surrey Hills AONB was designated in 1958. It is a national designation, which recognises its high quality landscape. The Surrey Hills Board has produced a Management Plan for the AONB, covering the period from 2009 to 2014. It sets out the vision, policies and plans for the future management of the AONB.

13.9 The national planning policy for the AONB is set out in the National Planning Policy Framework (NPPF). It states that great weight should be given to conserving landscape and scenic beauty in the AONB, which is one of the designations affording the highest status of protection in relation to landscape and scenic beauty. The District Councils in Surrey that contain the Surrey Hills AONB have agreed a joint policy for the AONB.

13.10 In 1958 and 1971 the County Council designated part of Surrey as an Area of Great Landscape Value (AGLV) for its own intrinsic value. Additional areas in Waverley were designated in 1984. The AGLV is a local landscape designation that complements the AONB. It affects six of the Surrey districts. For much of the area in Waverley the AONB and AGLV designations are contiguous. However, there are significant areas around Farnham and Godalming, and in the south eastern part of the Borough where the AGLV designation extends beyond the AONB.

13.11 In 2007 a countywide review of the AGLV was undertaken, to consider the qualities of the landscape within the AGLV. As a result, the areas within the AGLV were placed within three categories:-

- Parts of the AGLV that shared identical characteristics with the AONB;
- Parts of the AGLV sharing some characteristics with the AONB; and
- Parts of the AGLV sharing few or no characteristics of with the AONB.

13.12 The assessment recommends an urgent review of the AONB boundary and that no areas should be removed from AGLV designation until the case for an amended AONB boundary has been considered.

13.13 In addition to the AGLV, there are currently two other local landscape designations in Waverley. Firstly there is the Farnham/Aldershot Strategic Gap. This local policy designation identifies an area between Farnham, Badshot Lea and Aldershot which is vulnerable to pressure for development, but which has played an important

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role in preventing the coalescence of Farnham and Aldershot. The current saved Local Plan policy C4 does not add a further layer of control. Instead it seeks to protect the Strategic Gap from inappropriate development through the application of the normal countryside policy (Local Plan Policy C2) as well as promoting enhancement of the landscape and conservation of wildlife sites; and promoting improved public footpaths and bridleways.

13.14 The other local landscape designation is the 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.

13.15 The NPPF includes a section on the natural environment. It 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, and that criteria based policies should be set against which proposals for any development on or affecting landscape areas will be judged.

13.16 The Area of Great Landscape Value (AGLV) designation will be retained until such time as the AONB boundary is reviewed. It is important that there is a consistent approach across the local authorities affected by the existing AGLV designation. Two of these (Tandridge and Mole Valley) have already adopted Core Strategies, both of which have policies to retain the AGLV, pending a review of the AONB boundary. This approach will recognise the landscape quality of the AGLV and the role it plays as a buffer to the AONB.

13.17 In relation to the Farnham/Aldershot Strategic Gap and the Area of Strategic Visual Importance (ASVI) local landscape designations, there are sound reasons for retaining these local designations. In relation to the Strategic Gap, the existing saved Local Plan policy does not seek to add an additional layer of control over the existing policy applying to the countryside generally. However, the policy does identify the strategic role of the Gap. The ASVI designation recognises the importance that this land plays in defining the character of the main settlements. For example the 'corridor' of open land that runs through Farnham separating the town centre and north Farnham from South Farnham.

13.18 It is intended that these local designations will be subject to a review as part of the Development Management and Site Allocations DPD.

Policy CS15: Landscape Character

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

Surrey Hills Area of Outstanding Natural Beauty

The conservation and enhancement of the natural beauty of the landscape is of primary importance within the Surrey Hills Area of Outstanding Natural Beauty (AONB), reflecting its national status. The character and qualities of the AONB will be protected through the application of national planning policies and the Surrey Hills AONB Management Plan.

The Area of Great Landscape Value

The same principles will apply in the Area of Great Landscape Value (AGLV), which will be retained for its own sake, until such time as there has been a review of the Surrey Hills AONB boundary. Particular attention will be given to the role that the AGLV plays as a buffer to the AONB and to the protection of views from and into the AONB.

The Farnham/Aldershot Strategic Gap

The Farnham/Aldershot Strategic Gap will be protected by resisting inappropriate development in accordance with Policy CS1.

Within the Strategic Gap the Council will promote:-

1. Measures to enhance the landscape and the conservation of wildlife sites.
2. Improved public footpaths and bridleways for informal recreation.

In the longer term, through the Development management and Site Allocations DPD, the Council will review this local landscape designation and, if necessary, the boundary.

The Area of Strategic Visual Importance

The appearance of the Areas of Strategic Visual Importance will be maintained and enhanced. Proposals for new development within the ASVI will be required to demonstrate that the development would not be inconsistent with this objective.

In the longer term, through the Development Management and Site Allocations DPD, the Council will review this local landscape designation and, if necessary, the boundary.

Historic Landscape

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The Council will seek to preserve the distinctive historic landscape character and archaeological features of the Areas of Special Historic Landscape Value, through continued application of Policy HE12 of the Waverley Borough Local Plan (2002).

Delivery

This policy will be delivered by the Council working with the Surrey Hills AONB Board, partner local authorities, landowners and developers.

Monitoring

The Policy will be monitored through:-

1. The monitoring of planning decisions, including appeals, relating to these designations.
2. The monitoring of the implementation of landscape improvements and other measures secured through Section 106 funding or other measures
3. Working with the AONB Board to monitor the effectiveness of the Surrey Hills AONB Management Plan

- The Surrey Hills AONB Management Plan 2009 - 2014
- The Surrey Hills AGLV Review 2007 (Chris Burnett Associates)
- Revision of the Ancient Woodland Inventory for Surrey (June 2011)

Townscape, Heritage and Design 14

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Introduction

14.1 Most of the new development that takes place in Waverley is within the towns and villages. The issue is how best to ensure that what development does take place does not adversely affect the townscape. This is about ensuring that the design of development is of a quality that contributes to rather than detracts from the character.

14.2 The environment of the built up areas and villages in Waverley is attractive and varied and is valued by the community. The character of the environment ranges from the historic centres of the main settlements to the distinctive but varied character of the villages. The landscape has had a clear impact in shaping the character of all settlements in the Borough and there exists a strong link between the historic landscape and settlement. Within the main built up areas there is wide variety of densities and areas of different character. Some of the residential areas are of quite a high density, whilst the towns also have extensive areas of low density residential development. The topography and tree cover also play an important role in contributing to the distinctive character of different parts of the Borough, both within settlements and in the wider countryside.

14.3 There are already parts of the built up areas that have been designated in the Waverley Borough Local Plan as having a distinctive character that merits particular protection. As a result, there are specific built environment policies giving added protection to the hillsides in Godalming and Haslemere that contribute to urban character. There are also large parts of south Farnham that are within the developed area, but that have a distinctive semi-rural character and a policy is in place to protect that character. There is also a policy that seeks to protect some particular areas where the established low density layout gives the area a distinctive character.

14.4 In addition, a number of the towns and villages have their own village or town design statements, which the Council has adopted as material considerations when considering planning applications in these areas. As at July 2012, the following town and village design statements had been produced:-

- Elstead Village Design Statement (1995)
- Dunsfold Village Design Statement (2001)
- Blackheath, Shamley Green and Wonersh Village Design Statement (2007)
- Frensham Village Design Statement (2008)
- Cranleigh Design Statement (2008)
- Thursley Village Design Statement (2009)
- Farnham Design Statement (2010)
- Churt Village Design Statement (2010)
- Haslemere Design Statement (expected July 2012)

14.5 It is envisaged that local issues will continue to be addressed both through further village/town design statements and neighbourhood plans.

14.6 Waverley has a rich historic environment with some 1741 listed structures, 43 conservation areas, a locally produced list detailing buildings of Local Merit (previously known as locally listed buildings) and a number of historic parks and gardens. There are also hundreds of smaller items, such as milestones and old signposts, which have been identified as 'Heritage Features'. Waverley's historic landscapes are dealt with in Chapter 13 "Rural Environment". All Waverley's heritage assets help to define and promote the Borough's character and their continued protection through informed management is important.

14.7 Conservation Area Appraisals have been undertaken for Farnham, Wrecclesham, Bramley and Chiddingfold and the Council will continue with its programme of further appraisals. This programme will include using the appraisal to identify opportunities and threats in order to create a management plan to manage change and ensure the character of the area is preserved and enhanced. The Council will also continue with its programme of reviewing and updating its local list of buildings of local merit.

Policy Context

14.8 The National Planning Policy Framework (NPPF) provides policy on both design and the historic environment. In relation to design, the NPPF says that the Government attaches great importance to the design of the built environment. It says that good design is indivisible from good planning and should contribute positively to making places better for people. It also says that local plans, including neighbourhood plans, should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. It adds that such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

14.9 In relation to the historic environment, the NPPF says that local planning authorities should set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment. In developing a strategy, local planning authorities should take into account:-

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

14.10 Pending abolition through the Localism Act, the relevant policies in the South East Plan 2009 are:-

- H5: Housing Design and Density
- NRM11: Development Design for Energy Efficiency and Renewable Energy

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- BE1: Management for an Urban Renaissance
- BE2: Suburban Intensification
- BE4: The Role of Small Rural Towns (Market Towns)
- BE5: Village Management
- BE6: Management for the Historic Environment

14.11 In relation to density and character, there is a limit to what can reasonably be included in a high level policy in a Core Strategy. However, the Core Policy on townscape and design sets out the Council's overall approach on these matters and indicates what future work is needed through more detailed documents such as the Development Management and Site Allocations DPD and/or Supplementary Planning Documents, as well as locally produced neighbourhood plans and town or village design statements.

14.12 The Core Strategy policy on townscape, design and heritage is not unduly prescriptive, but ensures that proper regard is given to local character and distinctiveness. This overarching policy leaves scope to produce more specific local design guidelines based on assessments of local character, if necessary. This is the approach that is already being taken in areas where there is a locally produced assessment of character through the village and town design statements that the Council has adopted as material considerations. It is likely that these matters will be further addressed through neighbourhood plans and additional town or village design statements.

14.13 Existing 'character areas' and their associated saved policies in the Waverley Borough Local Plan 2002 will be retained until such time as they are reviewed through the Development Management and Site Allocations DPD

Policy CS16: Townscape, Heritage & Design

The Council will ensure that the character and amenity of its towns and villages will be protected by:

1. Requiring new development to be of the highest standard of design that responds to the distinctive local character of the area in which it is located. Account will be taken of design guidance adopted by the Council including design and development briefs, Conservation Area Appraisals and associated Management Plans, town and village design statements and other design policies and guidance produced within subsequent Development Plan Documents and Supplementary Planning Documents, as well as locally produced neighbourhood plans.
2. New development should be designed so that they create safe, inclusive and attractive environments that meet the needs of users and incorporate the principles of sustainable development.
3. Conserving and managing Waverley's rich and diverse heritage. This includes all heritage assets, archaeological sites and historic landscapes, designated and non-designated, and their setting in accordance with legislation and national policy.
4. The preparation of neighbourhood plans and local village and town design statements will be encouraged and supported.
5. Promoting a high quality public realm including landscaping, works to streets and public spaces.
6. Undertaking further conservation area appraisals and producing and implementing related management plans.
7. Facilitating and supporting the identification and review of heritage assets of local significance in accordance with the Council's agreed procedures.

Delivery

The Policy will be delivered:

- Through determination of planning applications, ensuring that new development is good enough to approve.
- Requiring sufficient detail to be included within Design and Access Statements.
- Supporting locally produced village and town design statements, and where appropriate adopt them as a material planning consideration.
- Continue a programme of review of the Conservation Areas and undertaking Conservation Area Appraisals and Conservation Area Management Plans.
- Review the Buildings of Local Merit list (former Local List), heritage assets and historic gardens of significance.
- Through neighbourhood plans.

Monitoring

The Policy will be monitored mainly through monitoring of decisions on planning applications and appeals, including those that affect one or more heritage assets.

In addition, the number of heritage assets in the Borough on English Heritage's 'Heritage at Risk' Register will be monitored.

- Surrey Design
- Urban Design Compendium 1 & 2
- By Design – Urban Design in the Planning System – towards better practice
- English Heritage's *Knowing Your Place* : Heritage and Community-Led Planning in the Countryside
- English Heritage's *Constructive Conservation in Practice*

Biodiversity and Geological Conservation **15**

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Biodiversity and Geological Conservation

Introduction

15.1 Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered. Waverley contains a wealth of nationally and internationally protected habitats which contribute to the overall local biodiversity of the Borough. Many of these habitats are protected under designations, which include:

International Designations

15.2 Special Protection Areas (SPA) are sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

15.3 European and national legislation requires that "any plan or project" should not give rise to any likely significant effect upon these areas. In order to avoid any likely significant effect proposals for development are required to demonstrate that they can avoid or mitigate any such effect.

15.4 The Hindhead Tunnel, which opened in Summer 2011, is likely to bring forward new proposals for development in central Hindhead, in close proximity to the Wealden Heaths Phase II Special Protection Area. A Habitats Regulation Assessment of the Hindhead Concept Statement identified a need for avoidance measures due to the amount of new development envisaged in close proximity to the SPA. The Council has adopted an Avoidance Strategy for the Hindhead Concept Statement area, in partnership with the National Trust to identify specific avoidance measures. Within this chapter, Policy CS17 deals with impacts of development on the Wealden Heaths Phase II SPA and Policy CS18 deals specifically with the Thames Basin Heaths Special Protection Area.

15.5 Special Area of Conservation (SAC) are areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. These sites are part of a network of protected wildlife areas, known as Natura 2000, across the European Union. This network consists of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), established to protect wild birds under the Birds Directive (Council Directive 79/409/EEC of 2 April 1979).

15.6 Ramsar sites are wetlands of international importance as designated under the Convention on Wetlands of International Importance Especially as Waterfowl Habitat (the Ramsar Convention), an international agreement which provides for the conservation and good use of wetlands.

National Designations

15.7 Sites of Special Scientific Interest (SSSI) are the country's very best wildlife and geological sites and include some of the most spectacular and beautiful habitats. They are designated under the Wildlife and Countryside Act 1981 (as amended) by Natural England. A large proportion of the total area of these sites in England are also internationally important for their wildlife, and designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites.

15.8 National Nature Reserve (NNR) constitute many of the finest sites for wildlife and geology and are a selection of the very best parts of Sites of Special Scientific Interest (SSSI). Many of these sites are also designated under European designations, such as the Thursley NNR which forms part of the Wealden Heaths Phase I SPA.

Local Designations

15.9 Local Nature Reserves (LNR) are locally designated sites considered to be of importance for wildlife, geology, education or public enjoyment. This is a statutory designation made principally by local authorities in consultation with Natural England.

15.10 Sites of Nature Conservation Importance (SNCI) are locally important sites of nature conservation. These are adopted in local development plan documents.

15.11 Local Geological Site (previously known as Regionally Important Geological or Geomorphological Sites (RIGS)) are selected by voluntary geoconservation groups, such as RIGS Groups and Geology Trusts, which are generally formed by county or unitary authority areas in England.

15.12 Ancient Woodland are areas which have been continuously wooded since before 1600 AD in England. This includes areas of ancient semi-natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally, or plantation on ancient woodland sites (PAWS) where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century. Areas of ancient woodland, particularly under 2 hectares and not afforded statutory protection by designations such as SSSI's, have been identified as part of a wider survey to inform a revision of the Ancient Woodland Inventory (AWI) for Surrey, published in June 2011. This identified that Waverley contains nearly 4,000 hectares of ancient woodland, 12% of the Borough. Ancient woods are of prime ecological importance; more rare and threatened species are associated with ancient woodland than any other habitat. They are important for their biodiversity, as wildlife habitats and in connection of "Green Corridors".

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Table 15.1 Designated Sites within Waverley

Designations	Sites within Waverley
Special Protection Area (SPA)	Thames Basin Heaths (covers wider area than Waverley) Wealden Heaths Phase I (Thursley, Hankley and Frensham) Wealden Heaths Phase II (Devil's Punch Bowl) (covers wider area than Waverley)
Special Area of Conservation (SAC)	Thursley, Ash, Pirbright and Chobham (covers wider area than Waverley)
Ramsar sites	Thursley and Ockley Bogs
Sites of Special Scientific Interest (SSSI)	A total of 15 SSSIs are designated within the District. This amounts to 2824 hectares of land.
National Nature Reserves (NNR)	Thursley
Local Nature Reserves (LNR)	Chinthurst Hill, The Flashes, Rowhill Copse, Rodborough Common, Sayers Croft, Farnham Park and Weybourne.
Sites of Nature Conservation Importance (SNCI)	A total of 170 sites are designated as SNCI.
Ancient Woodland	A total of 835 ancient woodland parcels. This amounts to 3,952.8 hectares.
Local Geological Site (previously known as RIGS)	Allden's Hill, Thorncombe Street Dippenhall Quarry Holloway Hill, Godalming Rutton Hill Tuesley Corner

15.13 In addition to sites designated for nature conservation, it is important to recognise the potential impact of promoting development on previously developed land and sites within urban areas. These sites are not devoid of biodiversity and valuable features should be retained and enhanced. Features may include hedgerows, watercourses and trees. National policy^(xivii) encourages the reuse of previously developed land, provided it is not of high environmental value, and outlines that opportunities to incorporate biodiversity in and around developments should be encouraged. Development in urban areas can provide opportunities to contribute to a range of habitats across the Borough, for example through the enhancing connections to existing green infrastructure.

xivii National Planning Policy Framework, 2012

15.14 Green infrastructure is a network of multi functional open space which should be managed and designed to enhance biodiversity and wider quality of life. The Council will encourage contribution toward, or provide, opportunities to enhance the existing provision of green infrastructure, including designated sites, and improve the connection of existing open spaces. Green Infrastructure is included under the definition of infrastructure under Policy CS4. The recent designation of the South Downs National Park, which boundary abuts the southern part of the Borough, provides a prime opportunity to improve and enhance cross boundary connections between open space and designated sites.

15.15 Canals and river corridors are an example of providing a valuable 'wildlife corridor' or connection between a network of habitats across the Borough. In Waverley, the River Wey and its tributaries, the Wey and Arun Canal, the River Wey and Godalming Navigations, and the River Blackwater provide a valuable asset for the landscape as well as a multifunctional role for recreation, leisure and nature conservation. These river corridors and canals contribute to the quality of the environment and quality of life for residents in both urban and rural areas. The River Wey flows through Farnham and Godalming and makes an important contribution to character of these areas. In addition the wider network of watercourses need to be acknowledged as providing valuable environments and connections between sites of biodiversity importance. The Wey and Arun Canal stretches from Bramley in the north to Dunsfold in the south. Currently only a small amount of the canal within Waverley is navigable although the Wey and Arun Canal Trust have the aim of restoring the direct water link between the South Coast and London.

15.16 Waverley's landscape has a distinctive wooded character, with over 10,000 hectares of woodland, 32% of the Borough. Hedgerows and woodlands provide valuable environments and connections for wildlife between sites of biodiversity important. Ancient and veteran trees are a hugely valuable resource for biodiversity, as cultural connections to the past and as significant markers of our landscape heritage. Ancient and veteran trees outside areas of ancient woodland, wood pasture and parkland require special protection and management.

Policy Context

15.17 Since October 2006 all public authorities (under section 40: Natural Environment and Rural Communities Act 2006) have a 'duty to have regard to the conservation and biodiversity in exercising their functions'. National Policy^(xiviii) requires planning policy to minimise the impacts of development on biodiversity and geodiversity. It refers to the need to plan for biodiversity at a landscape-scale across local authority boundaries, identifying the local ecological network and promoting the preservation, restoration and re-creation of priority habitats, ecological networks and the recovery of priority species population, linked to national and local targets. Those sites of international and national importance, such as Special Protection Areas (SPA) and Special Areas of Conservation (SAC), are given statutory protection through international conventions and European

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Directives. These designations, along with local designations are listed above in Table 15.1. Locally designated sites provide an important contribution to the wider biodiversity of the Borough. Protecting and enhancing local sites, for example, Local Nature Reserves (LNR) reduces the pressures on nationally and internationally designated sites. They provide an opportunity to develop a network of sites, providing corridors for the movement of species. This is identified as being of increasing importance due to the effect of climate change on habitats, ensuring there are routes available to alternative suitable habitats. There is also a recognition that biodiversity needs to be protected and managed at a landscape scale rather than just protected areas.

15.18 Locally designated sites are identified in the Waverley Borough Local Plan 2002 Proposals Map and in due course they will be incorporated in the Development Management and Site Allocations DPD. The Council will work with others to map and identify Waverley's local ecological network and in doing so will consider the potential for preservation, restoration and re-creation of habitats.

15.19 As it currently stands, the South East Plan policies of particular relevance are Policy NRM5: Conservation and Improvement to Biodiversity, Policy NRM6: Thames Basin Heaths Special Protection Area and Policy NRM7: Woodlands. Other South East Plan policies of relevance include:-

- CC8: Green Infrastructure
- NRM1: Sustainable Water Resources and Groundwater Quality
- NRM2: Water Quality
- NRM4: Sustainable Flood Risk Management

15.20 The South East Biodiversity Forum has identified, in the South East England Biodiversity Opportunity Areas 2009 Statements Folio, areas considered to have the greatest biodiversity opportunity throughout the region. These Biodiversity Opportunity Areas (BOAs) are the regional priority areas of opportunity for restoration and creation of Biodiversity Action Plan (BAP) habitats. Each County has identified the concentrations of existing biodiversity resource (UKBAP habitat, local and nationally designated sites) and used other digital information and local knowledge to identify where there was the potential to enhance, buffer and link these areas. The following BOAs have been identified within Waverley:

- Chiddingfold and West Weald Woodlands
- Cranleigh Woodlands
- Wallis Wood
- River Wey (plus tributaries)
- Puttenham and Crooksbury
- Farnham Heaths
- Thursley, Hankley and Frensham Commons (SPA)
- Wealden Heaths Phase 2 - Devil's Punch Bowl and Hindhead Common (SPA)
- Hascombe, Winkworth and Hydon's Heath and Woodland
- Blackheath, Chilworth and Farley Heaths

15.21 In the South East region the Biodiversity Opportunity Areas will be the focus for delivery of UK Biodiversity Action Plan habitats targets. The Surrey Biodiversity Action Plan (BAP) published in 1999 by the Surrey Biodiversity Partnership translates the targets identified in the United Kingdom Biodiversity Action Plan (UK BAP) into targets for species and habitats appropriate to the local area. The aims of the Surrey BAP are to develop local partnerships to ensure programmes for biodiversity conservation are maintained, raise awareness in the local context and provided a basis for monitoring progress in biodiversity conservation from the local to national level. It identifies ten priority Habitat Action Plans (HAPS), the following habitats and associated HAPS are relevant to Waverley:

- Farmland
- Floodplain Grazing Marsh
- Heathland
- Meadows
- Open Water and Reedbeds
- Wetland
- Woodland
- Wood Pasture and Parkland
- Road Verge

15.22 This approach to biodiversity conservation is currently under review. In its Natural Environment White Paper, the Government recognised that partnership working was key to delivering its ambitions for the natural environment at a local level and set out the vision for Local Nature Partnerships (LNPs). Local Nature Partnerships will be strategic partnerships involving a range of local organisations, business and people, which will help their local area to manage the natural environment as a system and to embed its value in local decisions.

15.23 The Council manages and owns a number of open space across the Borough. The Waverley Borough Cultural Strategy 2009-2013 provides an action plan for Countryside and Open Spaces, including the aims:

- To protect and enhance Biodiversity and link wildlife sites and habitats of local, national and international significance.
- To work in partnership with local groups that protect and enhance the environment.

15.24 The Council works in partnership with other conservation projects, such as the Amphibian and Reptile Conservation group, Surrey Heathland Project and Blackwater Valley Countryside Partnership and aims to conserve and enhance valuable habitats in Waverley.

15.25 The Council's strategy is to protect and enhance biodiversity and areas of geological importance, much of this can be achieved through the application of international designations and national policy and guidance. This Core Strategy seeks

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to focus policy on local application with regard to the impact of development on sites on or near designations and the consideration of the overall network of sites of biodiversity importance.

15.26 Evidence collated for the Core Strategy's Habitats Regulations Assessment (HRA) recommends that any new housing located within 400 metres of the Wealden Heaths Phase I and II SPA will be required to carry out a project level HRA as part of the planning application process.

Policy CS17: Biodiversity and Geological Conservation

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

Development will be permitted provided that it:

- a. Retains, protects and enhances features of biodiversity and geological interest and ensures appropriate management of those features.
- b. Ensures any adverse impacts are avoided, or if unavoidable, are appropriately mitigated for.

Particular regard will be had to the following hierarchy of important sites and habitats within the Borough: -

(i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites (International)

Development within the Hindhead Concept Statement Area will be required to make appropriate contributions in accordance with the Hindhead Avoidance Strategy (2011) unless it can be demonstrated that the proposal will not have a likely significant adverse effect on the ecological integrity of the Wealden Heaths Phase 2 SPA.

Where new development is proposed that would result in a net increase in residential accommodation within 400m of the boundary of Thursley, Hankley and Frensham Commons (Wealden Heaths Phase 1) SPA and Wealden Heaths Phase 2 SPA, the Council will need to be satisfied that there will be no significant adverse effects on the ecological integrity of the SPA through a project level Habitats Regulations Assessment (HRA).

(ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves (National)

(iii) Sites of Nature Conservation Importance (SNCI), Local Nature Reserves (LNR), Local Geological Sites and other Ancient Woodland not identified within (ii) above (Local)

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

Outside of these areas, new development will where appropriate be required to contribute to the protection, management and enhancement of biodiversity. On locally designated sites this will include those habitats and species listed in the Surrey Biodiversity Action Plan (BAP).

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New development will be encouraged to make a positive contribution to biodiversity in the Borough, through the creation of green spaces, where appropriate, and the creation of linkages between sites, including the creation of rights of way between sites, to create a local and regional biodiversity network of wildlife corridors and green infrastructure. The Council will seek to retain and encourage the enhancement of significant features of nature conservation value on development sites.

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

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

The Council will work in partnership to restore and enhance Biodiversity Opportunity Areas in particular those also designated as SPA or SAC sites which are of strategic importance. The protection and enhancement of the biodiversity of sites owned and managed by the Council will be in accordance with the Waverley Borough Cultural Strategy 2009-2013.

15.27 In addition, if a housing proposal is capable of affecting the Wealden Heaths Phase I and II SPA, beyond 400 metres from the site, it will be considered on a case-by-case basis as to whether a project-specific Habitats Regulations Assessment (HRA) is required (this should be accessed at the HRA Screening Assessment stage). The requirement is likely to vary dependent on the size of site, the 'in-combination' effects and its distance from the SPA. Advice on this should be sought from Natural England at the earliest opportunity.

xlix Measured from the bank top.

l European Directive 2000/60/EC

Delivery:

- Decisions on planning applications.
- The greening of the environment, improvement in biodiversity and enhancements of the existing green infrastructure will be undertaken in partnership with various organisations such as the Waverley Countryside Service, Action for Wildlife, Blackwater Valley Countryside Partnership, the Surrey Heathland Project and the Surrey Biodiversity Partnership.
- Hindhead Avoidance Strategy.

Monitoring:

- Through the changes in areas of biodiversity importance (including the assessment of the quality of SSSIs and SNCIs).
- Against national, county and local targets, including those identified in the Surrey Biodiversity Action Plan.
- The number of new homes permitted within 400m of the Wealden Heaths Phase I and Phase II SPA.

Thames Basin Heaths Special Protection Area**Introduction**

15.28 There is a particular need to protect the habitat of the Thames Basin Heaths SPA following the Examination in Public for the South East Plan. The Assessor supported the views of Natural England concerning the need to provide avoidance measures to ensure no likely significant effect arose from new development upon the Thames Basin Heaths SPA. These measures include the identification of a 400 metre buffer around the Thames Basin Heaths SPA within which residential development will not be permitted and the need to provide Suitable Alternative Natural Greenspace (SANG) for development between 400m to 5km (linear).

15.29 The Thames Basin Heaths SPA covers areas of heathland across 11 local authority areas in Surrey, Hampshire and Berkshire and has been identified as an internationally important habitat for three rare species of ground nesting birds - the Dartford Warbler, Nightjar and Woodlark. Only a small part of the SPA, about 80ha is within Waverley located to the north of Sandy Hill in Farnham. The majority of the SPA lies outside Waverley to the north.

15.30 The Council currently has SANG capacity within Farnham Park which is owned by the Council. Natural England has previously advised that the potential SANG capacity at Farnham Park is 21.25 ha.⁽ⁱⁱ⁾ In order to achieve the spatial distribution of new homes,

ii To date, 14.35 hectares have been allocated as SANG by the Council, of which there remains an unallocated capacity of 2.3 hectares (as at 5th April 2012).

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sufficient SANG will need to be provided in the Farnham area. The SHLAA sites and windfalls target of 486 dwellings in Farnham would require 9.3 ha of SANG in the plan period. This could be accommodated through the remaining allocated SANG and by releasing the remaining 6.9 ha of potential SANG at Farnham Park. In the absence of any further SANG being identified by the Council, any greenfield releases in Farnham would be required to provide their own SANG or contribute to any future SANG allocated by the Council.

15.31 The Council is continuing to undertake work to identify new SANG. The Council will also work with adjoining boroughs to address cross boundary issues. Larger sites may be able to provide their own SANG.

15.32 The Council will complete a Habitats Regulations Assessment (HRA) of the Waverley Core Strategy prior to submission of the Core Strategy.

15.33 The Thames Basin Heaths Delivery Framework was published in 2009 by the Thames Basin Heaths Joint Strategic Partnership Board (JSPB) on behalf of the member Local Authorities and other stakeholders. One of the purposes of the Delivery Framework was to give guidance on the production of local avoidance strategies and the methodology and standards for SANG. A Strategic Access Management and Monitoring Strategy has also been developed. In view of the need to put in place mitigation measures as soon as possible, the Waverley Thames Basin Heaths SPA Interim Miniplan was adopted in April 2007 and was replaced with the Thames Basin Heaths SPA Avoidance Strategy in December 2009. In time, this document will be incorporated into an SPD.

15.34 This policy supports the Sustainable Community Strategy priority of creating better, more sustainable developments that deliver more social, environmental and economic benefit with the specific objective of improving Surrey's biodiversity.

Policy CS18: Thames Basin Heaths Special Protection Area

New residential development which is likely to have a significant adverse effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England.

Within the 400m "exclusion zone" of the SPA boundary no net new residential development will be permitted, as mitigation measures are unlikely to be capable of protecting the integrity of the SPA.

New residential development which the Council considers that either alone or in combination is likely to have a significant adverse effect on the SPA beyond 400m and within 5km of the SPA boundary (in a straight line) must provide:

- Appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) identified by the Council; or
- A bespoke solution to provide adequate mitigation measures to avoid any potential adverse effects; and
- A financial contribution towards wider Strategic Access Management and Monitoring (SAMM)

Such mitigation measures shall be agreed with Natural England and be provided prior to occupation of the development and in perpetuity.

Where mitigation takes the form of provision of SANG the following standards and arrangements will apply:

A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants.

Developments of fewer than 10 dwellings should not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land is in place to cater for the consequent increase in residents prior to occupation of the dwellings.

The mechanism for this policy is set out in the TBH Delivery Framework by the TBH Joint Strategic Partnership and partners and stakeholders.

Delivery:

The policy will be delivered through:

- Decisions on planning applications
- Any subsequent revision to the Council's Thames Basin Heaths SPA Avoidance Strategy

Monitoring:

The policy will be monitored through:

- SANG capacity
- The strategic monitoring of the SPA

- Thames Basin Heaths SPA Avoidance Strategy for Waverley (December 2009)
- Hindhead Avoidance Strategy (2011)
- Surrey Wildlife Trust (2009) A Living Landscape for Surrey
- Thames Basin Heaths SPA Delivery Framework - Thames Basin Heaths Joint Strategic Partnership Board (2009)
- Surrey Spatial Overview (2010)
- Surrey Biodiversity Action Plan
- South East England Biodiversity Opportunity Areas 2009 Statements Folio - South East England Biodiversity Forum
- Draft Habitats Regulation Assessment (November 2011)
- A revision of the Ancient Woodland Inventory for Surrey (June 2011)

Climate Change 16

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Introduction

16.1 This Strategy deals with mitigating the causes of climate change and adapting to the impacts it will bring. Development should be directed to the most sustainable locations that are easily accessible without the use of the car and also promote a safe, healthy and sustainable lifestyle. This will be achieved through directing most new development to the four main settlements and the promotion of sustainable design including measures to achieve energy efficiency, water efficiency and increased use of renewable energy. In order to create sustainable communities, the Council will promote investment in the right type and amount of infrastructure.

16.2 This policy addresses the key challenge of the Surrey Sustainable Community Strategy to reduce carbon emissions per person in Surrey to one of the lowest in the UK.

Policy context

16.3 The National Planning Policy Framework (NPPF) states that Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change. It also sets a presumption in favour of sustainable development. It also states local authorities should have a positive strategy to promote energy from renewable and low carbon sources, design policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily. Community led initiatives for renewable and low carbon energy should be supported.

16.4 The relevant policies in the South East Plan (2009) are Policies CC1(Sustainable Development), CC2 (Climate Change), CC3 (Resource Use), CC4 (Sustainable Design and Construction), NRM11 (Development Design for Energy Efficiency and Renewable Energy), NRM12 (Combined Heat and Power), NRM13 (Regional Renewable Energy Targets), NRM14 (Sub-Regional Targets for Land-Based Renewable Energy), NRM15 (Location of Renewable Energy Development) and NRM16 (Renewable Energy Development Criteria).

16.5 Waverley commissioned an addendum to the Affordable Housing Viability Assessment to assess the viability of different levels of Code for Sustainable Homes and increases in renewable energy provision on site.

16.6 The Council's Residential Extensions SPD (add footnote) recommends that sustainable construction and renewable energy measures should be considered in all extensions.

Mitigation - Energy Efficiency & Water Minimisation

16.7 The government has set a target the under Climate Change Act 2008 to reduce CO₂ emissions by 80% by 2050, with an interim target of 34% by 2020, both against a 1990 baseline. The Act is supported by the UK Low Carbon Transition Plan which sets out the UK Government's strategy for climate and energy and proposes measures to reduce carbon emissions across all sectors.

16.8 The Climate Change Strategy of the Surrey Transport Plan (2011-2026) sets a target of 10% reduction in CO2 emissions by 2020 increasing to 25% reduction by 2035 on 2007 levels. The Council will seek to work in partnership with Surrey County Council to reduce the need to travel, encourage alternative forms of transport to the car and reduce emissions. This links to the need to tackle air pollution.

16.9 The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes. The Code has size levels with mandatory requirements at each regarding energy and water usage, surface water runoff and waste. It also covers the categories of pollution, health and well-being, management and ecology. The Government has set the objective for all new houses to be zero carbon by 2016 and non-domestic buildings by 2019. In 2008, the Government set out their intention to bring in energy efficiency improvements equivalent to the Code for Sustainable Homes' energy standards through stepped changes to the Building Regulations as set out in the table below. In 2010, the Government introduced a 25% energy efficiency improvement requirement compared to 2006 Part L Building Regulations. The Government's proposal to amend the Building Regulations further to meet the 2013 target was subject to public consultation in January 2012.

Table 16.1

Date	Existing	2013	2016
Energy efficiency improvement of the dwelling compared to 2010 (Part L Building Regulations)	0%	25%	Net zero carbon emissions
Equivalent standard within the Code for Sustainable Homes	Code level 3	Code level 4	Code level 6

16.10 Energy efficiency measures should also be promoted to existing buildings. This can include a change in human behaviour such as lowering thermostat temperatures and using less energy purchasing energy and water efficient appliances or retrofitting with renewable energy technology. The Government have announced that the "Green Deal" will be launched in late 2012 which will allow private companies to offer upfront energy efficiency investments to domestic properties and then recoup payments through energy bills.

16.11 Average water usage in Waverley in 2008-09 was estimated to be 160-170 litres per person per day across three different water companies. The Government introduced changes to the Building Regulations in April 2010 which requires a whole building standard of 125 litres per person per day which is in line with the Code for Sustainable Homes level 1/2 of 120 litres per person per day plus an allowance of 5 litres per person per day for outdoor water use.

16.12 The region's level of water stress combined with higher than average levels of water consumption in the Borough emphasis the local importance of water minimisation. The status of water resources within Waverley is classified within the Environment Agency's Wey Catchment Abstraction Management Strategy. This identifies that the catchments are either over-licenced or no water is available at low flows.

16.13 The Borough's particular sensitivities as set out above and in the Climate Change Background Evidence Paper, and the South East's water resource issues, justify a policy approach going further than the minimum requirements set at national level. This evidence includes an Economic Viability Assessment.

Mitigation - Renewable Energy and Low Carbon Technologies

16.14 The EU Renewables Directive sets a target for the UK of generating 15% of all its energy from renewable energy sources by 2020. The Government has set out its strategy for how to achieve this in the UK Renewable Energy Strategy. PPS22 - Renewable Energy states that local authorities should set criteria based policies to assess proposals for renewable energy projects but any requirement for a percentage of energy to come from on-site renewables should take into account viability, location and design.

16.15 The Government introduced a feed-in tariff (FIT) for small scale renewable electricity in April 2010 and is introducing a Renewable Heat Incentive in two phases. The incentive was opened for non-domestic sectors in November 2011 and will extend it to domestic users (timetable to be set in early 2012). Both measures are designed to provide financial support to encourages individuals, communities and businesses to switch from using fossil fuel to renewables and low carbon technology.

16.16 A feasibility study for the South East by TV Energy and Land Use Consultants concluded that the key opportunities for Surrey were commercial scale wind energy, biogas, energy from waste and heat pumps.

16.17 A report by TV Energy and RPS indicates that there is low potential for Combined Heat and Power and distributed heat systems in Waverley following a heat mapping exercise of the region. An adequate base heat demand is required to maximise the efficiency of CHP and other forms of community heat network. Therefore there is more potential in the larger settlements of Godalming and Farnham or large high density developments, industrial parks or leisure centres.

16.18 Waverley is probably the most wooded borough in the most wooded County in the UK. With over 31% of Waverley's land under woodland (10,874 ha), there is an opportunity to utilise woodfuel from our existing woods. The Forestry Commission estimate that if only half of the annual growth were to be harvested through sensitive management and used for woodfuel this would embody an energy value of 50,000,000 kW hours per year, enough to heat more than 3,000 homes.

16.19 Photovoltaic and solar thermal energies are considered to have good potential in Waverley due to the favourable insolation levels in the south east of England. PV provides a good complementary energy source to CHP and, along with wind energy, provides a higher level of carbon emissions reduction than heat-based renewable energy sources.

Adaptation

16.20 The latest scientific evidence suggests that extreme weather events and other impacts, including a warmer climate and increased risk of drought, are likely to become more prevalent. Surrey County Council have carried out a Local Climate Impact Profile (LCLIP) in partnership with all the Surrey boroughs to study the impacts of extreme weather events in Surrey from 1999 to 2009.

16.21 New development in the Borough offers an important opportunity to build resilience to climate impacts and limit expensive retrofitting measures. Emphasis is placed on water conservation, drainage, flood risk and ventilation.

16.22 The availability and efficient use of water should be a central consideration for both new and existing building, ensuring that their potential to store rainwater (water butts), and reuse water (grey water recycling) is maximised. Support should be provided for the use of sustainable drainage systems (SuDS) within new and existing developments to provide additional water storage, creation or restoration of native broadleaf woodland, green roofs, water quality benefits and provide valuable wetland habitats in areas susceptible to flooding (see Policy CS21).

16.23 Green Infrastructure such as trees, green roofs, wetland habitats and woodland can help mitigate climate change by providing opportunities to manage water resources, by reducing run-off, providing flood storage and acting as a natural soakaway. They also have a role in absorbing carbon dioxide, reducing 'urban heat island' effects, improving air quality and providing opportunities for increasing habitats and connections to help enable wildlife to adapt. Policies CS4 and CS17 seek to encourage the provision of green infrastructure.

16.24 Allowable solutions have been proposed by the Government as a means of meeting the national zero carbon standard on sites where it has been proved to be unviable for developments to meet the standards set out in the policy on-site. However, the exact form of these solutions will need to be considered in the light of the final regulatory proposals which are yet to be published by the Government.

16.25 The Addendum to the Council's Affordable Housing Viability Assessment concluded that the introduction of carbon reduction and renewable energy targets is unlikely to render schemes unviable in particular up to Code Level 4. Beyond this, viability becomes more marginal, particularly for smaller schemes. It is expected that the costs of compliance will fall over time but there will be a need for negotiated solutions depending on site specifics. The introduction of Feed in Tariffs for Electricity and Heat will also improve the viability of renewable energy schemes.

16 Climate Change

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16.26 Local evidence shows that the stresses placed upon the Borough justify going beyond the requirements set out in the Building Regulations at national level. This Core Strategy seeks to achieve full Code for Sustainable Homes Level 4 on developments of 10 or more dwellings and the Energy and Water components of Code Level 4 on 1-9 dwellings.

16.27 The Council's Strategy reflects a wider policy move away from requiring a proportion of renewable energy to be provided on developments to focusing on reducing carbon emissions generally which can be achieved both by greater energy efficiency and, where appropriate, use of renewable and low carbon technology.

Policy CS19: Sustainable Design and Construction

The Council will seek to promote sustainable patterns of development and reduce the level of greenhouse gas emissions by:

- Directing most new development to areas where there are services, facilities, homes and jobs, and where it can be served by sustainable modes of transport;
- Building at higher densities where appropriate and supporting opportunities for mixed-use development;
- Promoting sustainable modes of transport and well-connected places;
- Promoting sustainable waste management (e.g. anaerobic digestion)
- Requiring proposals for major development to consider the integration of CHP or other forms of low carbon district heating
- Requiring new residential development of 10 or more dwellings to meet Code for Sustainable Homes Level 4 (or any future national requirement).
- Requiring new residential development of less than 10 dwellings to meet the energy and carbon dioxide (CO₂) and water components of the Code for Sustainable Homes Level 4 (or any future national requirement).
- Encouraging all new development, including residential extensions, to minimise energy and water use and adapt to the impacts of climate change through its design, layout, landscape and orientation
- Requiring all developments to consider the use of sustainable construction techniques that promote the reuse and recycling of building materials.
- Encouraging the design of new development to facilitate the recycling and composting of waste.
- All applications for new development should include a completed copy of the Council's Climate Neutral Checklist.
- The Council will develop and adopt its Allowable Solutions framework when legislated. The Council will seek to ensure funding from Allowable Solutions arising from developments in the Borough is used to support a programme of low and zero carbon measures within the local community in the Borough.

The Council will seek to mitigate and adapt to the expected impacts of climate change by:

1. Addressing flood risk through the application of Policy CS21;
2. Requiring high standards of sustainable design and construction (i.e. in accordance with the Code for Sustainable Homes and BREEAM) with built-in resilience to the impacts of climate change (e.g. from flood risk, storms, higher temperatures and drought); and
3. Conserving, enhancing and linking Green Infrastructure to help support habitat networks and to provide flood mitigation features.

The Council will:

- Provide more detail relating to Sustainable Construction in the Development Management and Site Allocations DPD
- take measures to reduce the Council's own carbon footprint through energy and resource efficiency improvements to Council buildings and awareness raising initiatives
- promote and enable sustainable transport and alternatives to vehicular transport particularly walking and cycling
- collaborate and engage with communities, the renewable energy industry and other stakeholders to undertake more detailed assessments of local potential for decentralised and renewable or low-carbon energy sources and energy saving within the Borough; encourage small scale community-based schemes; encourage development of local supply chains, especially for biomass; and raise awareness, ownership and understanding of renewable energy.

16.28 Where a prospective developer considers that it is not possible to achieve the standards required by this policy for technical or financial reasons, then the onus will be on the developer to provide appropriate evidence in support any planning application.

Policy CS20: Renewable Energy Development

The Council supports the development of renewable and low carbon energy. Renewable energy development should be located and designed to avoid significant adverse impacts on landscape, wildlife, heritage assets and amenity. Appropriate steps should be taken to mitigate any adverse impacts, such as noise nuisance, flood risk, shadow flicker and interference with telecommunications, through careful consideration of location, scale, design and other measures. The Council particularly encourages applications from community-led projects.

Development in the Green Belt will be considered in accordance with advice in the NPPF⁽ⁱⁱⁱ⁾.

The Council will take into account:

- i. the contribution the development will make towards achieving national, regional and sub-regional renewable energy targets and carbon dioxide savings
- ii. the potential to integrate the proposal with existing or new development
- iii. the potential benefits to host communities and opportunities for environmental enhancement
- iv. the proximity of biomass combustion plant to fuel source and the adequacy of local transport networks
- v. availability of a suitable connection to the electricity distribution network
- vi. The visual impact of the development on the character and appearance of the surrounding area
- vii. The effect of the proposal on the amenities of any nearby residential properties.

Flood Risk Management

16.29 Waverley includes three river catchments, primarily the River Wey (including the River Wey north and south branches and Cranleigh Waters), to a lesser extent the Loxwood Stream tributary of the River Arun, and to a minor extent the River Blackwater catchment.

16.30 Flooding in the Borough originates from a number of sources, rivers, surface water, sewers, groundwater and artificial water bodies (e.g. Frensham Ponds, Broadwater Lake and the Wey and Arun Canal). Although a greater emphasis is placed on flooding from rivers, surface water flooding and groundwater emergence also present a significant flood risk.

iii Para 91 of the National Planning Policy Framework, CLG, March 2012

16.31 In the past watercourses within the catchment areas of the River Wey have broken their banks as a result of storms, however a significant proportion of these incidents occurred in rural areas where little risk to people or property exists. Areas within the catchment with known flooding problems include the towns and parishes of Bramley, Chiddingfold, Cranleigh, Dunsfold, Farnham, Godalming and Haslemere.

16.32 Groundwater related flooding is also an issue in this catchment due to the significant area of permeable Lower Greensands (sandstone, mudstone and siltstone) in the central northern and north west areas of the Borough.

16.33 In consultation with the Environment Agency, Waverley Borough Council commissioned a Strategic Flood Risk Assessment (SFRA) to gain an understanding of flood risk in the Borough to enable a strategic approach to be applied to flood-risk management.

Policy CS21: Flood Risk Management

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

1. Development must be located, designed and laid out to ensure that it is safe; the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere; and that residual risks are safely managed. In locations that have been identified as being at risk of flooding, planning permission will only be granted, or land allocated for development, where it can be demonstrated that:
 - a. Through a sequential approach it is located in the lowest appropriate flood risk location in accordance with the NPPF and the Waverley Strategic Flood Risk Assessment (SFRA).
 - b. It would not constrain the natural function of the flood plain, either by impeding flood flow or reducing storage capacity.
 - c. Where sequential and exceptions tests have been undertaken, any development that takes place where there is a risk of flooding will need to ensure that flood mitigation measures are integrated into the design both on-site and off-site, to minimise the risk to property and life should flooding occur.
2. The Council will expect to see the use of appropriate sustainable drainage systems (SUDS) as part of any development proposals. A Flood Risk Assessment will be required for sites within or adjacent to areas at risk of surface water flooding as identified in the SFRA. There should be no increase in either the volume or rate of surface water runoff leaving the site and where possible those proposing development on brownfield sites should seek to reduce the amount of runoff leaving the site.

Delivery

The policies will be delivered through:

- working in partnership with planning applicants and delivered through the development and building control processes
- the detailed application of policies through the Development Management Site Allocations DPD.

Monitoring

The following indicators will be used to monitor the effectiveness of the policy:

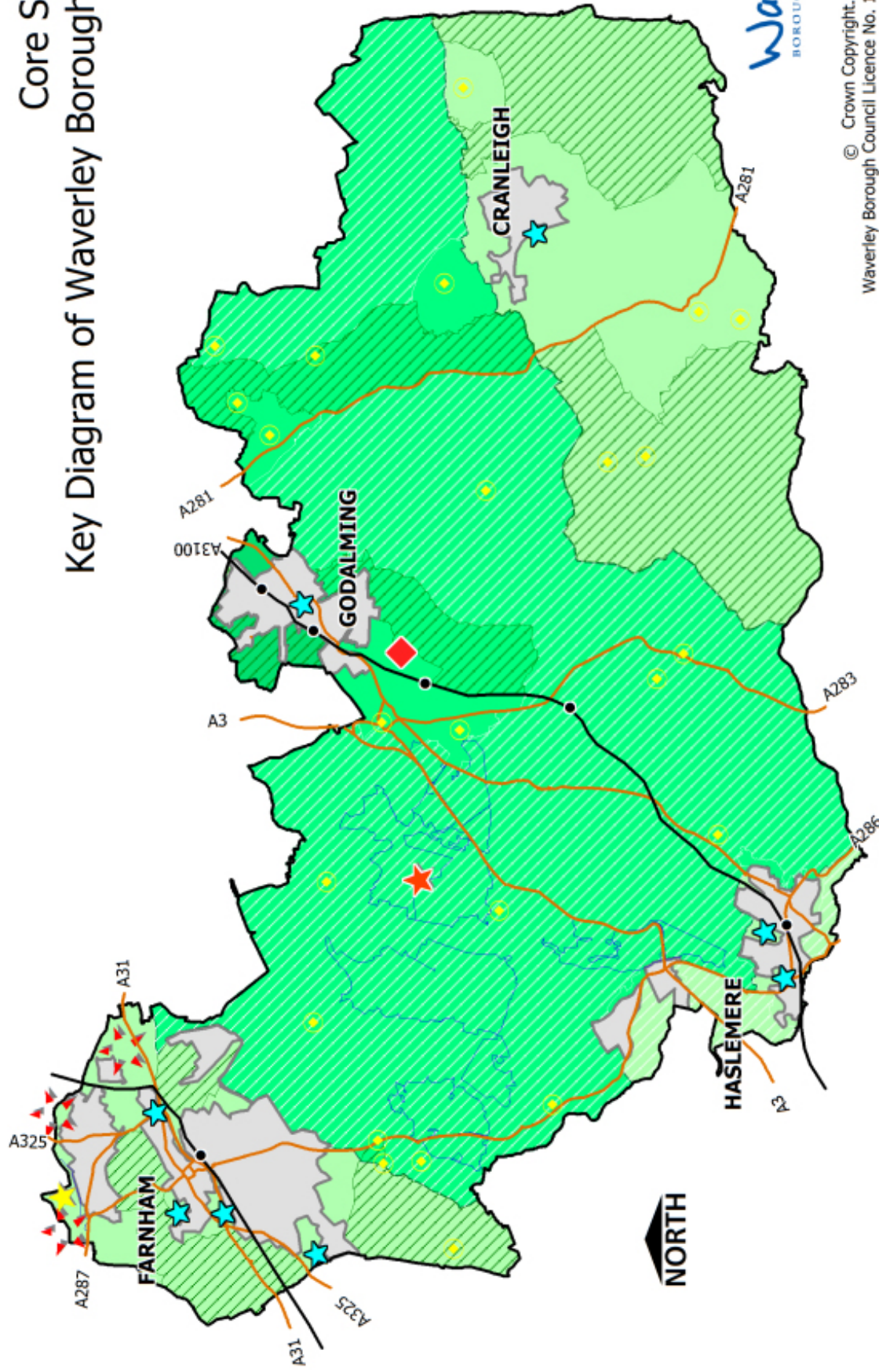
- Number and percentage of new homes meeting Code Level 3 (up until 2013); Level 4 (up until 2016); and Level 6 (2016 and beyond).
- Per capita CO₂ emissions and tonnes of CO₂ saved (Currently NI 186)
- Number and percentage of new buildings/ refurbishments incorporating decentralised and renewable or low-carbon energy sources
- Number and percentage of new buildings meeting the BREEAM Good, Very Good or Excellent construction standard.
- Number of permissions granted contrary to Environment Agency advice.

- The Climate Change Background Evidence Paper
- Waverley Local Development Framework: Affordable Housing Financial Viability Assessment Addendum
- Waverley Residential Extensions SPD (2010)
- Review of Renewable and Decentralised Energy Potential in South East England, TV Energy & LUC, 2010
- Surrey Draft Transport Climate Change Strategy, SCC, 2010
- UK Low Carbon Transition Plan 2009
- Building a Greener Future, CLG 2007
- European Water Framework Directive 2000
- Waverley Air Quality Action Plan 2008
- Making Space for wildlife in a changing climate - Natural England 2010
- Future Water, the Government's water Strategy for England, Defra, February 2008
- Waverley Strategic Flood Risk Assessment, June 2010
- The Wey Catchment Abstraction Management Strategy, Environment Agency, March 2008

Key Diagram

Waverley Borough Council | Core Strategy: Pre-Submission Document

Core Strategy: Key Diagram of Waverley Borough (Draft)



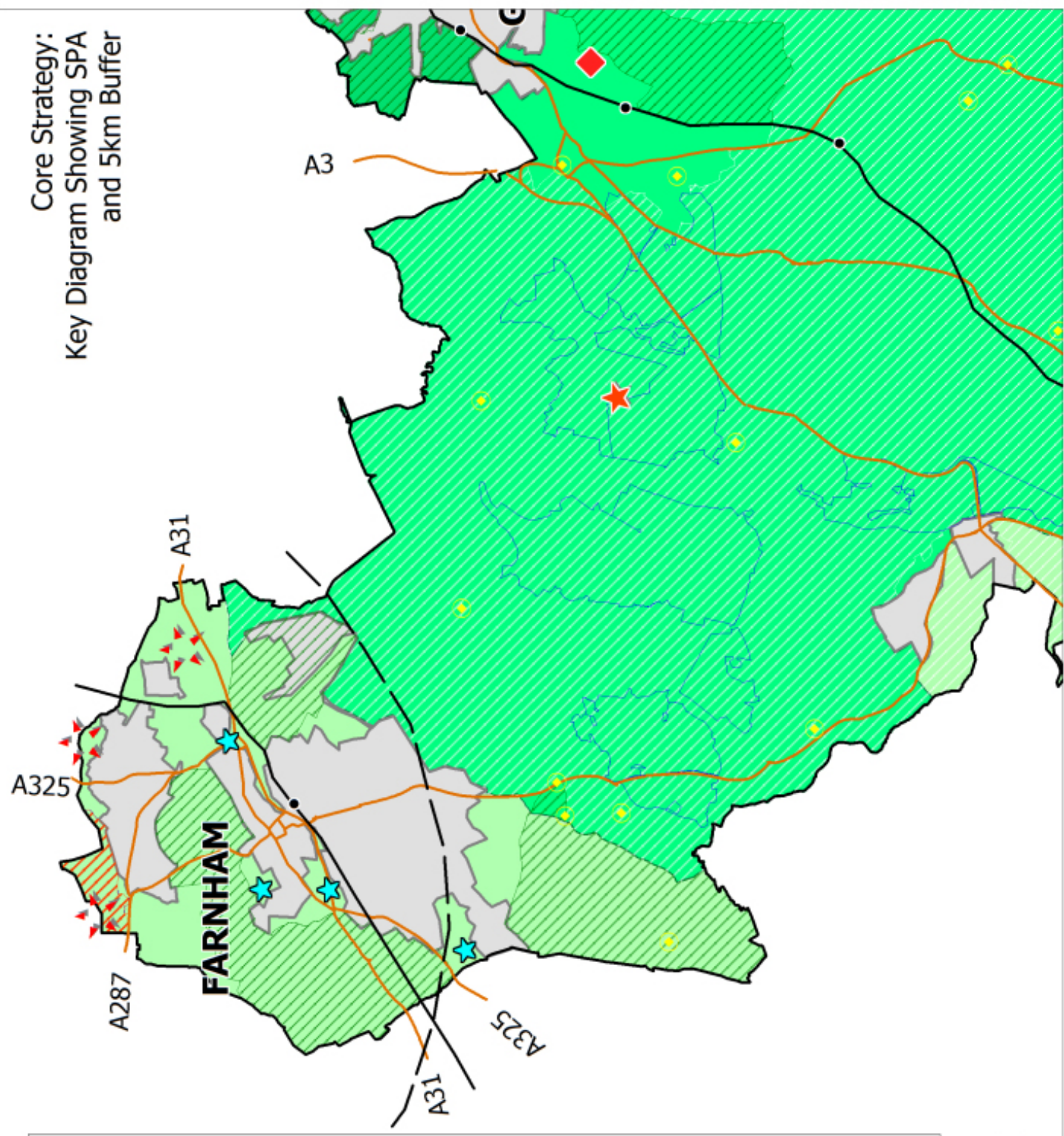
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	Green Belt		Larger Settlement Areas
	Countryside beyond the Green Belt		Rural Settlements with boundaries
	Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value		Railway line and Station
	Area of Great Landscape Value		European Habitat Sites
	Area of Strategic Visual Importance		RAMSAR Site
	Strategic Gap		Major Developed Site in the Green Belt
	Thames Basin Heaths Special Protection Area		














SPA Key Diagram

Waverley Borough Council | Core Strategy: Pre-Submission Document

Core Strategy:
Key Diagram Showing SPA
and 5km Buffer



KEY

-  Green Belt
-  Countryside beyond the Green Belt
-  Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value
-  Area of Great Landscape Value
-  Area of Strategic Visual Importance
-  Strategic Gap
-  Rural Settlements with Boundaries
-  Thames Basin Heaths SPA
-  5km Buffer for TBH SPA
-  European Habitat Sites
-  RAMSAR Site
-  Major Developed Site in the Green Belt
-  Larger Settlement Areas

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Glossary of Planning Terms

Appendix A

Waverley Borough Council | Core Strategy: Pre-Submission Document

IMPORTANT NOTE: This glossary does not provide legal definitions, but acts as a guide to key planning terms.

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Affordable Housing Viability Study

A viability statement to inform the consideration of options for affordable housing policies.

Air Quality Management Areas

Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. The aim of the review is to make sure that the national air quality objectives will be achieved throughout the UK by the relevant deadlines. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area there.

Amenity

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Amenity Green Space

Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality.

(Scheduled) Ancient 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 Culture, Media and Sport because of its historic, architectural, or traditional artistic or archaeological interest.

Annual Monitoring Report (AMR)

A report submitted to the government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

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 Nature 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)

Areas of Outstanding Natural Beauty (AONBs) are areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their 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

An area designated in the Local Plan 2002, designed to protect the special character of the towns.

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.

Biodiversity

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

Biomass

Living matter within an environmental area, for example plant material, vegetation, or agricultural waste used as a fuel or energy source.

BREEAM (British Research Establishment Environmental Assessment Method)

The leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance.

Brownfield Land and Sites

See: Previously Developed Land

Building a Greener Future

This policy statement confirms the Government's intention for all new homes to be zero carbon by 2016 with a major progressive tightening of the energy efficiency building regulations - by 25 per cent in 2010 and by 44 per cent in 2013 - up to the zero carbon target in 2016.

Building Regulations

The Building Control Service is responsible for the application and enforcement of the Building Regulations 2000. The main purpose of the Regulations is to ensure the health and safety of people in or about buildings. They are also concerned with energy conservation and with making buildings more convenient and accessible for people with disabilities.

Buildings of Special Architectural or Historic Interest

A list of these is compiled by the Secretary of State for Culture, Media and Sport in accordance with Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A specific form of consent known as 'Listed Building Consent' is required for their alteration, extension or demolition. **See also:** Listed Building.

Circulars

Documents issued by government departments, containing advice and current policy.

Climate Change

Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

Code for Sustainable Homes

A new national standard for sustainable design and construction of new homes launched in December 2006. The Code measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package, and minimum standards are set for energy and water use at each level.

Combined Heat and Power (CHP)

The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.

Commercial Land

See: Industrial and Commercial Land

Communities and Local Government

See: Department for Communities and Local Government

Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Strategy

See: Sustainable Community Strategy

Conservation Areas

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 and enhance.

Core Strategy

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area. (See also: Development Plan Documents.)

Density

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Department of Communities and Local Government (DCLG)

The Government Department that sets policy on supporting local government; communities and neighbourhoods; regeneration; housing; planning, building and the environment; and fire.

Development

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

Development Plan Documents (DPDs)

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 control decisions (see definition above) must be made in accordance with them unless material considerations indicate otherwise. Development Plan Documents include the core strategy and, where needed, area action plans.

Edge of Centre (taken from the NPPF)

For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange.

Employment Land Review

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

Evidence Base

The information and data gathered by local authorities to inform and support the policy approaches to be set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Examination

The Core Strategy DPD is subject to independent examination. This considers two matters of legal compliance and soundness. To be considered 'sound' a Core Strategy should be justified, effective and consistent with National Policy.

Farnham/Aldershot Strategic Gap

See: Strategic Gap

Flood plain

Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

Green Belt

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

Green Infrastructure

A strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Greenfield Sites

Land (or a defined site) outside defined settlement boundaries that has not previously been developed. **See:** Definition of Previously Developed Land (as outlined in the NPPF)

Gypsy and Traveller Accommodation Assessment (GTAA)

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

Habitats Regulation Assessment

A Habitats Regulations Assessment (HRA) tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

Healthchecks

The Market Town Healthchecks were an initiative of the former Countryside Agency and are part of a national toolkit that has been designed to help local people assess the economic, environmental and social strength of their towns and to work out what needs to be done to overcome any problems.

Heritage Assets

Parts of the historic environment which have significance because of their historic, archaeological, architectural or artistic interest.

Housing Needs Register

The Housing Register is the list of households who would like to be housed in Council or Housing Association properties in Waverley.

In Centre

The primary shopping area as shown on the Proposals Map.

Industrial and Commercial Land

This includes development classified as B1-B8 (inclusive) in the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006 and other commercial uses, such as those classified under Sui-Genesis.

Infrastructure Delivery Plan (IDP)

A document which identifies future infrastructure and service needs for the Borough over the Core Strategy Plan period.

Landscape Appraisal

A method of assessing appearance and essential characteristics of a landscape.

Landscape Character

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Lifetime Homes Standards

Criteria developed to help house builders produce new homes flexible enough to deal with changes in life situations of occupants (e.g. caring for young children, temporary injuries, declining mobility with age.)

Listed Building

A building of special architectural or historic interest. 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). English Heritage is responsible for designating buildings for listing in England.

Local Development Documents (LDDs)

These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

Local Development Scheme

A project plan which is made available to the public, identifying the documents to be produced, in what order and when. It identifies, with a timetable what documents are to be produced to make up the Development Plan.

Local Geological Sites (previously Regionally Important Geological/geological Site (RIGS))

Local Sites are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites. The term Local Geological Site (previously Regionally Important Geological/geological Site (RIGS)), as recommended in the Defra Local Sites Guidance (2006), is now widely adopted.

Local Geological Sites are selected by voluntary geoconservation groups, such as RIGS Groups and Geology Trusts, which are generally formed by county or unitary authority area in England.

Local Nature Reserve (LNR)

A habitat of local significance for nature conservation.

Local Plan

A development plan prepared by district and other local planning authorities.

National Nature Reserve (NNR) (from Natural England)

NNRs were initially established to protect sensitive features and to provide 'outdoor laboratories' for research. Their purpose has widened since those early days. As well as managing some of our most pristine habitats, our rarest species and our most significant geology, most Reserves now offer great opportunities to the public as well as schools and specialist audiences to experience England's natural heritage.

National Planning Policy Framework (NPPF)

Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Natura 2000

A European network of protected sites which represent areas of the highest value for natural habitats and species of plants and animals which are rare, endangered or vulnerable in the European Community. The Natura 2000 network includes two types of area: Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

Neighbourhood Plans

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Out of Centre

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

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 has been occupied by agricultural or forestry buildings
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures

- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Proposals Map

Part of the Local Development Documents that identify areas that should be protected, safeguarded sites in the Minerals and Waste Development Framework and areas to which specific policies apply.

Ramsar Sites

Ramsar sites are wetlands of international importance, designated under the Ramsar Convention, an international agreement signed in Ramsar, Iran, in 1971, which provides for the conservation and good use of wetlands.

Wetlands are defined as areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres.

Registered Parks & Gardens

A national record of the historic parks and gardens which make such a rich and varied contribution to our landscape. This record, known as the *Register of Parks and Gardens of special historic interest in England* and now containing nearly 1450 sites, was established, and is maintained by, English Heritage.

Registered Social Landlords (RSLs)

Registered Social Landlords are government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, RSLs undertake a landlord function by maintaining properties and collecting rent.

Renewable Energy

Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

Suitable Alternative Natural Greenspace (SANG)

Green space used as mitigation or avoidance to reduce recreational use of the Thames Basin Heaths Special Protection Area.

Saved Policies

Policies within unitary development plans, local plans and structure plans that are 'saved' for a time period during the production of policies in Local Development Documents, which will eventually replace them.

Scheduled Monuments

See: Ancient (scheduled) monuments

Sites of Nature Conservation Importance (SNCI)

Locally important sites of nature conservation. These are adopted in local development plan documents.

Sites of Special Scientific Interest (SSSI)

The country's very best wildlife and geographical sites, designated under the Wildlife and Countryside Act 1981 (as amended) by Natural England. They include some of the most spectacular and beautiful habitats. A large proportion of the total area of these sites in England are also internationally important for their wildlife, and designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites.

Special Area of Conservation (SAC)

Areas which have been given special protection under the European Union's Habitat Directive. They provide increased protection to a variety of wild animals, plants and habitats.

Special Protection Areas (SPA)

Sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

Statement of Community Involvement (SCI)

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 control decisions.

Strategic Environmental Assessment (SEA)

A system of incorporating environmental considerations into policies, plans and programmes.

Strategic Flood Risk Assessment (SFRA)

A SFRA should be carried out by the local planning authority to inform the preparation of its Local Development Documents (LDDs), having regard to catchment-wide flooding issues which affect the area. Policies in LDDs 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.

Strategic Housing Land Availability Assessment (SHLAA)

A study that provides information on housing land supply.

Strategic Housing Market Assessment (SHMA)

Assessment of the local housing market, which studies the supply and demand of housing, housing and planning policies, the need for affordable housing and the affordability of the local housing market.

Supplementary Planning Documents

A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

Sustainability Appraisal (including Environmental 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 Community Strategy

This sets out the strategic vision for a place and is linked to regional strategies. All Local Authorities are required to produce a SCS in consultation with their local communities and the Local Strategic Partnership.

Sustainable Drainage Systems (SUDS)

Alternatives to the traditional ways of managing runoff from buildings and hard standings. They are designed to improve the rate and manner of absorption by water of hard and soft surfaces, in order to reuse the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.

Thames Basin Heaths Special Protection Area

See: Special Protection Areas

Village Design Statements (VDS)

Village Design statements are produced by communities to identify local character and set out design guidance to help guide new development.

Windfall Site

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Zero-carbon Home

Over a year, the net carbon emissions from all energy use in the home are zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.

Source of Information

Where possible explanations of terms are taken from the National Planning Policy Framework. Alternatively, the explanation of planning terms is taken from a range of sources, including Waverley Local Plan 2002, Planning Portal, South East Plan, Office of National Statistics (ONS) and Communities and Local Government.

Appendix B Local Plan Saved Policies **Appendix B**

Waverley Borough Council | Core Strategy: Pre-Submission Document

Updated Schedule of Local Plan Policies

The table below lists all policies in the Waverley Borough Local Plan 2002 and gives an update as to whether they are still operational for the purpose of determining planning applications in the Borough.

Under the provision of the Planning and Compulsory Purchase Act 2004, ten Policies in the Waverley Borough Local Plan 2002 ceased to have effect after September 2007. The remaining Local Plan policies were 'saved' and are used for development control purposes. Policies 'not saved' were deleted for a number of reasons which include for example, those which repeated national or regional guidance, or those which had been implemented or were no longer relevant. For a comprehensive list of why a particular policy was not saved, please see the Local Plan pages on the Council's website at [Saved Local Plan Policies](#)

Once adopted, the Core Strategy will replace a number of policies in the Local Plan, and the table below indicates those which will eventually be replaced.

The existing Local Plan Proposals Map 2002 and the Town Centre Inset maps should be read alongside the policy context outlined below.

If you have any queries please contact a member of the policy team on 01483 523291 or email ldf@waverley.gov.uk

Name	Policy No.	Retained	Core Strategy Policy
Keynote Policy		No	Waverley in 2027
Development			
Environmental Implications of Development	D1	Yes	
Compatibility of Uses	D2	Yes	
Resources	D3	No	CS19 and CS20
Design and Layout	D4	Yes	CS16
Nature Conservation	D5	No	CS17
Tree Controls	D6	Yes	
Trees, Hedgerows and Development	D7	Yes	
Crime Prevention	D8	Yes	CS16

Appendix B Local Plan Saved Policies Appendix B

Waverley Borough Council | Core Strategy: Pre-Submission Document

Name	Policy No.	Retained	Core Strategy Policy
Accessibility	D9	Yes	CS16
Advertisements	D10	Yes	
Telecommunications development	D11	Yes	
Essential Infrastructure	D13	No	CS4
Planning Benefits	D14	No	CS4, CS5 and CS6
Countryside			
Development in the Green Belt Outside Settlement	C1	No	CS1
Countryside Beyond the Green Belt	C2	Yes	CS1
Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value	C3	No	CS15
Farnham/Aldershot Strategic Gap	C4	No	CS15
Areas of Strategic Visual Importance	C5	No	CS15
Landscape Enhancement	C6	Yes	
Trees, Woodlands and Hedgerows	C7	Yes	CS17
Felling Licences and Woodland Grant Schemes	C8	Yes	
Local Nature Reserves, Sites of Nature Conservation Importance and Regionally Important Geological and Geomorphological Sites	C10	No	CS17
Undesignated Wildlife Sites	C11	No	CS17
Canals and River Corridors	C12	No	CS17 and CS14

Appendix B Appendix B Local Plan Saved Policies

Waverley Borough Council | Core Strategy: Pre-Submission Document

Name	Policy No.	Retained	Core Strategy Policy
Built Environment			
Important Green Spaces Within Settlements	BE1	Yes	
Frith Hill Area of Special Environmental Quality	BE2	Yes	
South Farnham Area of Special Environmental Quality	BE3	Yes	
Haslemere Hillsides	BE4	Yes	
Godalming Hillsides	BE5	Yes	
Low Density Residential Areas	BE6	Yes	
Historic Environment			
Protection of Listed Buildings	HE1	Yes	CS16
Buildings of Local Architectural or Historic Interest	HE2	Yes	CS16
Development Affecting Listed Buildings or their Setting	HE3	Yes	CS16
Change of Use of Listed or Locally Listed Buildings	HE4	Yes	CS16
Alteration or Extension of Listed or Locally Listed Buildings	HE5	Yes	CS16
Building Control	HE6	Yes	CS16
Buildings in Disrepair	HE7	Yes	CS16
Conservation Areas	HE8	Yes	CS16
Historic Parks and Gardens	HE9	Yes	CS16
Heritage Features	HE10	Yes	CS16
Enhancement Schemes	HE11	Yes	CS16

Appendix B Local Plan Saved Policies Appendix B

Waverley Borough Council | Core Strategy: Pre-Submission Document

Name	Policy No.	Retained	Core Strategy Policy
Historic Landscapes	HE12	Yes	CS15
Scheduled Ancient Monuments and County Sites of Archaeological Importance	HE13	Yes	CS16
Sites and Areas of High Archaeological Potential	HE14	Yes	CS16
Unidentified Archaeological Sites	HE15	Yes	CS16
Housing and Community Facilities			
Land Reserved to Meet Longer Term Development Requirements	H3	No	CS2
Density and size of Dwellings	H4	No	CS7
Subsidised Affordable Housing within Settlements	H5	No	CS5
Subsidised Affordable Housing at Bourne Mill, Farnham	H5A	Yes	
Subsidised Affordable Housing in the Green Belt and Countryside Beyond the Green Belt	H6	No	CS6
Special Needs Housing	H7	No	CS7
Retention of Residential Land and Buildings	H8	Yes	
Conversion and Sub-division	H9	Yes	
Amenity and Play Space	H10	No	CS14
Gypsy Sites	H11	Yes	CS8
Retaining Existing Community Facilities	CF1	No	CS4

Appendix B Appendix B Local Plan Saved Policies

Waverley Borough Council | Core Strategy: Pre-Submission Document

Name	Policy No.	Retained	Core Strategy Policy
Provision of New Community Facilities	CF2	Yes	CS4
Educational Establishments	CF3	Yes	
Industry and Commerce			
General Considerations	IC1	No	CS9
Safeguarding Suitably Located Industrial and Commercial Land	IC2	Yes	CS9
Well Established Industrial and Commercial Land	IC3	Yes	CS9
Existing Industrial and Commercial Premises	IC4	No	CS9
Existing Bad Neighbour Uses	IC5	Yes	
Coxbridge, Farnham	IC7	Yes	CS9
Former Coal Depot, Catteshall Lane, Godalming	IC8	Yes	CS9
Catteshal Mill, Godalming	IC9	No	
Smithbrook Kilns	IC10	Yes	CS9
Working from Home	IC12	Yes	
Shopping			
Retail Development: Sequential Test	S1	No	CS11
Local and Village Shops	S2	No	CS12 and CS13
Farm Shops and Shops Forming Part of Petrol Filling Stations	S3	Yes	
Garden Centres	S4	Yes	
Markets	S5	Yes	
Food and Drink Uses	S6	Yes	

Appendix B Local Plan Saved Policies Appendix B

Waverley Borough Council | Core Strategy: Pre-Submission Document

Name	Policy No.	Retained	Core Strategy Policy
Shopfronts	S7	Yes	
Town Centres			
Town Centre Uses	TC1	No	CS11
Existing Retail Uses	TC2	Yes	
Development within Town Centres	TC3	Yes	CS11
Farnham Key Site 1: Riverside	TC4	Yes	
Godalming Key Site: Lane Between Flambard Way, Catteshall Lane and Woolsack Way	TC6	Yes	
Haslemere Key Site : Land Between West Street and Lower Street	TC7	Yes	
Urban Design in Town Centres	TC8	Yes	CS11 and CS16
Town Centre Enhancement	TC9	Yes	CS11 and CS16
Farnham Green Envelope	TC10	Yes	CS11 and CS16
Castle Street, Farnham	TC11	Yes	CS11 and CS16
Town Centre Access	TC12	Yes	CS3, CS11 and CS16
Farnham Town Centre Traffic Management	TC13	Yes	CS3 and CS11
Rear Access and Servicing	TC15	Yes	CS3, CS11 and CS16
Footways and Yards	TC16	Yes	CS3, CS11 and CS16
Leisure and Tourism			
Retention of Leisure Facilities	LT1	No	CS4 and CS14
Retention of Visitor Accommodation	LT2	Yes	CS9

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Name	Policy No.	Retained	Core Strategy Policy
Visitor Accommodation in Settlements	LT3	Yes	CS9
Visitor Accommodation in the Countryside	LT4	Yes	CS9
Changes of Use to Visitor Accommodation in the Countryside	LT5	Yes	CS9
Leisure and Tourism Development in the Settlements	LT6	Yes	CS13 and CS4
Leisure and Tourism Development in the Countryside	LT7	Yes	CS13 and CS4
Sports Grounds and Playing Fields	LT8	No	CS4 and CS14
Golf Courses	LT9	Yes	
Noisy Sports	LT10	Yes	
Walking Cycling and Horseriding	LT11	Yes	CS14
Development in Rural Areas			
Rural Settlements	RD1	Yes	
Extension of Dwellings in the Countryside	RD2	Yes	
Replacement of Dwellings in the Countryside	RD2A	Yes	
Garages and Other Ancillary Domestic Outbuildings in the Countryside	RD3	Yes	
Large Country Houses	RD4	Yes	
Institutional Buildings in the Countryside	RD5	Yes	

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Name	Policy No.	Retained	Core Strategy Policy
Major Developed Sites	RD6	Yes	
Re-use and Adaptation of Buildings in Rural Areas	RD7	Yes	
Farm Diversification	RD8	Yes	
Agricultural Land	RD9	Yes	
Agricultural Development	RD10	Yes	
Agricultural Occupancy Conditions	RD12	Yes	
Non-Commercial Horsekeeping	RD13	Yes	
Commercial Horsekeeping	RD14	Yes	
Renewable Energy Installations	RD15	No	CS20
Movement			
The Location of Development	M1	No	CS1, CS2 and CS3
The Movement Implications of Development	M2	No	CS3
Development Alongside the A3 and A31	M3	Yes	
Provision for Pedestrians	M4	No	CS3
Provision for Cyclists	M5	Yes	CS3
Farnham Cycle Network	M6	Yes	CS3
Footpaths and Cycleways	M7	Yes	CS3
Guildford - Cranleigh Movement Corridor	M8	Yes	CS3
Provision for People with Disabilities and Mobility Problems	M9	Yes	

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Name	Policy No.	Retained	Core Strategy Policy
Public Transport and Interchange Facilities	M10	Yes	CS3
Haslemere Station Car Parking	M11	Yes	CS3
Heavy Goods Vehicle	M13	Yes	
Car Parking Standards	M14	No	CS3
Public Off-Street Parking	M15	Yes	
Local Parking Problems	M16	Yes	
Servicing	M17	Yes	
A3 Improvements	M18	No	

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