

Waverley Core Strategy - Submission

Comments from the Community Overview and Scrutiny Committee to the Executive - 4 December 2012

The Committee considered the report which sought approval to submit the Core Strategy for Examination and made the substantive point that it felt strongly that the decision on the future policy for Dunsfold Park should be reviewed as a matter of urgency, to include consideration of housing.

Further observations on the Core Strategy Submission were made as follows:

1. There was concern about there being no detailed reference to address concerns about aviation at Dunsfold Park. It was felt that there was not a clear understanding of the affects of increased aviation in the area, particularly around Cranleigh and rural villages, and this should be addressed in more detail in the Strategy. The Committee asked that officers looked at his issue in more detail particularly about the environmental issues and affects of increased aviation use on the area.
2. There was significant concern about the content of CS10 and what this would mean for the future of Dunsfold Park. It was noted though that the Core Strategy had come to a clear view for Dunsfold Park and the decision taken by Council some time ago that it wanted to see a future for the site which was business lead. Members also noted that the Core Strategy was a strategic document which would not go into the detailed specifics on aviation use. This was something, however, that would be considered as part of the future Master Plan and other working documents.
3. The Committee further discussed the future of Dunsfold Park and the proposed policy CS10 in more detail, specifically, using the site for housing as it was a brownfield site, more favourable than other greenfield releases proposed particularly around Cranleigh and Farnham.
4. The Committee felt that even at this late stage, the concerns about CS10 should be raised with the Executive as Dunsfold Park was a key site with the potential for addressing housing numbers in the Borough.
5. The Committee felt concern about the release of greenfield sites and that brownfield land, such as Dunsfold Park, should be looked into more favourably. It was felt that the proposed policy CS10 should be reappraised before it was submitted.
6. During discussion about the future of Dunsfold Park, if housing was allowed, as part of a mixed development, it was felt that the numbers should be far less than those proposed in the last planning application and the site should not be considered as the sole site for addressing housing numbers.
7. There was a question raised about where people were moving from or to in the Borough. It was noted that a lot of people moved out of the Borough because of the cost of housing or had to share or move back in with family. Providing affordable housing in the Borough was essential and it was felt that the location of these should be placed, ideally, first in brownfield sites. It was noted that 230 houses was agreed by Council and this would be put forward to the Inspector. If this was not agreed then this, and a decision on the way forward, would come back to the Council to review. Furthermore, Members

were advised that Dunsfold Park was also not the only option for housing and meeting future housing needs in the Borough.

8. The Committee proposed a further two points be added to the policy CS10 as follows:
 - to completing a detailed masterplan to investigate a development of mixed use on this site and
 - to complete a detailed aviation assessment.
9. There was concern about the increase in traffic on the roads because of the number of houses being built, not only in the Borough but large developments by neighbouring authorities close to the boundaries. Members hoped that there was cross border discussion taking place about making sure the roads could cope with extra demand and access to services was maintained.
10. Further concern was expressed about the traffic on local roads, such as the A31 and A3 since the building of the Hindhead Tunnel. It was proposed that officers discussed this concern further with Surrey County Council, the Highways Authority and Guildford Borough Council.
11. The Committee was concerned about current infrastructure meeting the needs of the community with such an increase in housing, particularly services such as water supply and drainage. Members asked that Officers continued to work closely with service providers.