

WAVERLEY BOROUGH COUNCIL

OVERVIEW & SCRUTINY / EXECUTIVE

3 NOVEMBER 2021 / 9 NOVEMBER 2021

Title:

Dunsfold Park Garden Village
Supplementary Planning Document - Consultation

Portfolio Holder: Cllr L Townsend, Portfolio Holder for Dunsfold Park &
Cllr A MacLeod, Portfolio Holder for Planning Policy

Head of Service: Zac Ellwood, Planning and Economic Development Services

Key decision: Yes

Access: Public

1. Purpose and summary

The purpose of this report is to seek views of Overview and Scrutiny Committee on the draft Dunsfold Park Garden Village (DPGV) Supplementary Planning Document (SPD). These views will then be fed through to the which will be asked to authorise a public consultation on the draft SPD.

The long-term objective (circa February 2022), is that the SPD is adopted as a material planning consideration to be taken into account when determining future planning applications associated with the site and guiding the discharge of the masterplan condition associated with the outline planning application.

2. Recommendation

Overview and Scrutiny are requested to make observations and recommendations to the Executive on the proposed SPD.

3. Reason for the recommendation

To comply with Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 ("the Regulations"), the SPD must be subject to a public consultation. Overview and Scrutiny Committee views are on the draft SPD, before it is finalised for the consultation.

4. Background

DPGV is identified in the Local Plan Part 1 as a strategic site allocation (the largest such site in the Plan) with the expectation to deliver 2,600 dwellings and 26,000 sq. m of business floor space over the plan period (to 2032). Local Plan Part 1 includes two policies associated with Dunsfold: Policy SS7 – New Settlement at Dunsfold Aerodrome and Policy SS7A – Dunsfold Aerodrome Design Strategy. Together these policies provide a comprehensive framework for development and delivery of the Dunsfold Park new settlement and include tools and mechanisms for delivering a high-quality new place (including design review and details on the masterplan).

A hybrid planning application for 1,800 homes and 24,699 sq. m (plus various other uses) was granted permission by the Secretary of State on 29 March 2018 (WA/2015/2395). A new access from the A281 into the site was granted full planning permission in October 2019 (WA/2019/1278) and this was followed by a non-material amendment to the original consent. The first reserved matters application was agreed in February 2021 (WA/2020/1697) and relates to the delivery of a roundabout at the end of the new access.

In parallel to the above, a significant amount of work had been undertaken on the evolved masterplan in preparation to discharge condition 8 of the outline permission, this included an early public consultation undertaken by Dunsfold Aerodrome Limited (DAL) in late 2019.

Dunsfold Park new settlement was granted Garden Village status by Ministry of Housing, Community and Local Government (MHCLG) in 2019.

In early 2021, Waverley was informed that the current owner (Trinity College Cambridge) was seeking to dispose of the site. The programme of disposal is ongoing with an expectation that a new owner be in place by the end of 2021.

Given the change in circumstance, it was deemed appropriate to produce an SPD. This will support the policies of the local plan, set out the clear expectations and vision for the site considering the garden village status and give clear guidance around a masterplan framework.

Allies and Morrison LLP have been commissioned to undertake the work. Not only will this relate to the policies of the Local Plan, but also reflect the recent national design guidance set out in the National Model Design Code and the related guidance notes.

4.1 SPD content

The SPD is intended set a strategic, sustainable masterplan framework for the timely delivery of the garden village, building on the LPP1 policies, and agreed corporate vision for the site. It will also adhere to the garden village principles. The masterplan framework will be supported by a more detailed design code section that will provide guidance to create an innovative, sustainable and high-

quality place for future residents, visitors, employers and workers and the wider local community.

The structure of the document is set out as follows:

- *Part A: Context* – This section sets the scene for the SPD, outlining its purpose and providing guidance on the use of the document, describing its relationship to the wider policy context, and summarising the engagement undertaken to inform the development of the masterplan, including the design review.
- *Part B: Masterplan framework* – This section sets out the overarching vision for the future development of the site with broad thematic statements, will provide illustrated explanation of the framework principles, and provide guidance on how the vision and principles could be interpreted in different scenarios, and will set out a sequence of framework plans based on a hybrid option for the future development of the site.
- *Part C: Site-wide design guidance* – This section provides succinct design guidance organised under intuitive headings, supported by clear statements and illustrations of the parameters to be adhered to, and cross-referenced to the vision thematic statements.
- *Part D: Character areas* – This section provides place-based guidance describing the specific conditions to be achieved in different built and natural-character areas, using indicative layouts and unpacked using themed bullet points.

4.2 Public consultation

Under the Regulations, there is a requirement for the Council to undertake a minimum of four week, but no longer than six-week, public consultation on all SPDs. Given the timeframes a four-week consultation is proposed. The following tools will be utilised:

- Direct letter to adjacent residents of the site (following normal development management processes);
- Direct letter to address points on Dunsfold Park including the business park;
- Exhibitions to be held on two occasions over three days at a venue close to Dunsfold Park;
- Two facilitated workshops with an invited audience;
- Webinar and Q&A session;
- Recorded presentation to be accessible on the Waverley website,
- Advisory Group meeting (including the local Parish Council's);
- Various press releases and social media updates.

Whilst the consultation is targeted, anyone with an interest is welcome to participate. The comments will be collated, considered and used to inform any necessary changes to the SPD prior to adoption.

Subject to approval by the Executive, it is intended that the consultation will commence on Monday 15th November and finish on Monday 13th December.

4.3 Design Review

Design South East (D:SE) has been involved in the Dunsfold Park Garden Village for some time, providing various design reviews to DAL throughout the evolution of the masterplan work. It has also presented various master planning and design training events for Waverley and appointed representatives related to the Dunsfold project.

For the SPD it has been commissioned to undertake a series of design reviews at various stages. This will provide an independent review of the documentation to ensure the content will meet the vision for the site as set out in the Local Plan (as well as the garden community principles). An initial briefing session will be held on 27 October, a full panel review will be held during the public consultation (to which the Advisory Group will be invited) and a final post consultation, pre-adoption follow-up session will be held early in the new year.

This process will help inform the evolution of the SPD through to adoption.

4.4 Environmental Assessment

The Principal Environmental Assessment Officer at Surrey County Council has been commissioned to undertake a report on the determination of the need for Environmental Assessment under Regulation 9 of the Environmental Assessment of Plans & Programmes Regulations 2004 (Statutory Instrument 2004 No.1633). The report sits at Annex 2.

It has been concluded that the proposed SPD does not need to undergo strategic environmental assessment. The main reason for that recommendation is that it would not alter the amount or type of development that could be provided for through the redevelopment of the site from that defined in policies ALH1 and SS7 of the adopted Local Plan Part 1. The environmental effects associated with the redevelopment would therefore be unchanged from those already assessed in the SEA and SA of the Local Plan Part 1.

The SPD also does not seek to disapply any of the environmental or community protection policies set out in the adopted Local Plan with respect to the redevelopment of the site, and therefore the mechanisms built into the Plan to control for and mitigate harmful effects can be relied upon to prevent significant environmental effects arising from the construction and occupation of the new settlement at Dunsfold Park.

In addition to the above, a report on the determination of the need for assessment under the Conservation of Habitats & Species Regulation 2017 (as amended - HRA) has also been commissioned (see Annex 3).

The draft report concludes that the SPD would not alter the quantum or types of development to be delivered on the allocated site from the parameters set out in policies ALH1 and SS7 of the adopted Local Plan Part 1. No additional sources of potential impacts on those SPAs and SACs located within 10 kilometres of the

allocated site would be introduced by the SPA. It is therefore concluded that adoption of the SPD would not give rise to likely significant effects on the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA, the Thursley, Ash, Pirbright & Chobham SAC, the Ebernoe Common SAC and The Mens SAC, and that Appropriate Assessment is not required.

Before adoption of the SPD, the determination of the need for assessment under HRA must be subject to consultation with Natural England. This will happen as part of the wider public consultation.

5. Relationship to the Corporate Strategy and Service Plan

The Dunsfold Park Garden Village SPD is directly related to the Corporate Strategy and will ensure the successful delivery of the new settlement. It will also support the following:

- Local, open and participative governance – through the public consultation,
- A strong resilient local economy – through supporting appropriate growth at Dunsfold Park Business Park,
- Climate emergency and the environment – through embedding sustainable development and climate change mitigation throughout the document,
- Good quality housing for all income levels and age groups – this is a key requirement of the Section 106 agreement and tenure neutrality will be a key expectation,
- Effective strategic planning and development management to meet the needs of the community – through setting out a clear vision for the site and expectations on how that vision should be met,

The Dunsfold Park Garden Village is a major project for the Council. As such the SPD will support the timely delivery of the new settlement.

6. Implications of decision

6.1 Resource (Finance, procurement, staffing, IT)

Grant of £280,000 has been receipted to date relating to Dunsfold Garden Village funding to date from Homes England. Currently £263,000 remains unspent on the balance sheet.

Costs of circa £100,000 are estimated at this time, which will be fully funded from this grant.

6.2 Risk management

The report seeks observations from the Overview and Scrutiny Committee so that they can be considered by Executive when deciding if a public consultation can go ahead at this time.

Given the recent changes in ownership and uncertainty that has brought, it is deemed sensible to bring forward an SPD to support the discussions with the new developer and their partners, but to also give clarity to the community over the expectations for the development. The SPD develops the policies of Local Plan Part 1.

6.3 Legal

This supplementary planning documents should build upon and provide advice and guidance on policies in an adopted local plan. As it will not form part of the development plan, it cannot introduce new planning policies into the development plan. It will however be a material consideration in decision-making.

6.4 Equality, diversity and inclusion

There are no direct equality, diversity or inclusion implications in this report. Equality impact assessments are carried out when necessary across the council to ensure service delivery meets the requirements of the Public Sector Equality Duty under the Equality Act 2010.

6.5 Climate emergency declaration

The intention is to embed the ambitious expectations of Waverley Borough Council related to sustainable development and climate change mitigation throughout all sections of the SPD.

The SPD will create a framework to ensure that every planning decision will be considered in light of the declared climate emergency in the context of the existing Local Plan framework.

7. Consultation and engagement

7.1 To date various early stakeholder meetings have been undertaken to help shape the draft SPD. This has included discussions with the AONB Officer, Sustainability Manager, Sustainable Travel Projects Officer, SCC Highways, and the Dunsfold Park Advisory Group (that includes representatives from the local Parish Councils).

7.2 Overview and Scrutiny Committee comments to be added following 3rd November meeting.

8. Other options considered

8.1 Do nothing – in this option no SPD would be created and there would be reliance on pre-application discussions to move the development forward. Whilst common on smaller sites, the very strategic nature of Dunsfold Park Garden Village is such that having a strong framework with public engagement at the outset will both accord with the garden community principles but also ensure that Waverley's vision for the site is clearly defined.

9. Governance journey

- 9.1 This report will be presented to O&S on 3 November followed by Executive on 9 November for agreement to consult. Following consultation, the document will be presented to O&S, Executive and Full Council for adoption in February 2022.

Annexes:

Annexe 1 – Draft Dunsfold Park Garden Village SPD (for consultation)

Annexe 2 – Report on the determination of the need for Environmental Assessment under Regulation 9 of the Environmental Assessment of Plans & Programmes Regulations 2004 (Statutory Instrument 2004 No.1633)

Annex 3 - Report on the determination of the need for assessment under the Conservation of Habitats & Species Regulation 2017 (as amended)

Annex 4 – Proposed list of consultees

Background Papers

There are no background papers, as defined by Section 100D(5) of the Local Government Act 1972).

CONTACT OFFICER:

Name: Sarah Wells
Position: Planning Projects Team Leader
Telephone: 0148 523488
Email: sarah.wells@waverley.gov.uk

Agreed and signed off by:

Planning Policy Manager on behalf of Head of Service: 20 October 2021

Legal Services: 20 October 2021

Head of Finance: 18 October 2021

Strategic Director:

Portfolio Holder (Dunsfold Park): 18 October 2021

Portfolio Holder (Planning Policy): 21 October 2021 (by phone, email awaited)