

Councillor Kevin Deanus – Chairman
Councillor Peter Marriott – Vice Chairman
Services Overview and Scrutiny
Committee members

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Calls may be recorded for training or monitoring

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Dear Chairman, Vice-Chairman and Services Overview and Scrutiny Committee members

Dunsfold Park Garden Village SPD

We are very grateful to the Services Overview and Scrutiny Committee for considering the draft Dunsfold Park Garden Village SPD at the special meeting held on Wednesday 3 November.

Following the publication of the notes of the meeting, I thought it would be helpful to provide an update on where we are on each point. You will note that we are proposing to make a few changes to the draft SPD document in advance of the public consultation (commencing on 22 November for four-weeks). Other points made by the Services O&S Committee will be picked up and addressed during, and following, the consultation period.

O&S comment	Pre-consultation response
The inclusion of a glossary of terms and abbreviations would be helpful for readers of the document.	Glossary for the website before consultation, added to the document post consultation.
Clearer identification of the village centre car park, car free zones, and pedestrian-priority zones.	To be considered comprehensively post DSE panel and consultation
There should be design coherence across the development, reflective of the local area.	To be addressed post-consultation.
Caution against reducing private amenity space (gardens) because of availability of shared green open space; private amenity space is important.	To be addressed post-consultation.
Countryside stewardship requirements to be clarified re active management of woodland, protection of ancient woodland, landscape management. Responsibility for these should be	To be considered post-consultation - also worth reflecting on at DSE panel.

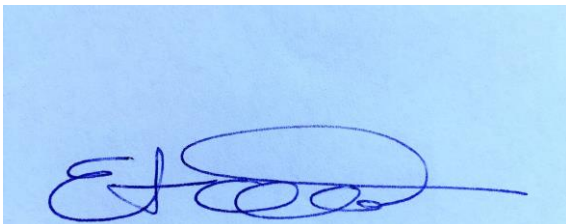
transferred to the Community Trust.	
Landscaping should include mature trees as part of planting schemes.	To be addressed post-consultation.
Design should be sensitive to and accepting of wildlife.	To be addressed post-consultation. Note the Environment Act 2021 received Royal Assent on 10 November and now the law requires a minimum of 10% Biodiversity Net Gain (BNG) in new developments. This will be included as an SPD requirement.
Clarify that in addition to shared EV charging facilities, individual dwellings will have their own charging facilities as part of planning permission conditions.	Officers will check with SCC Highways to ensure this is consistent with policy and update as necessary post consultation.
Concern about the lack of recognition of the location of Dunsfold Park in relation to Alfold parish and village. The document should recognise the potential for both spill over benefits and harms.	First vision strand and 4.3.4 to be updated to reference the villages and where appropriate Dunsfold and Alfold specifically (pre-consultation)
Concern at potential traffic impacts off-site not recognised in the SPD, and highway safety at the Compasses Bridge route to the Alfold Crossways and the village as a whole. Which contradicts the importance for the new road being built onto the A281.	See comment above (ref 4.3.4).
The previously mooted inclusion of a museum would provide a valuable amenity for the village. This has potentially been included as a condition requiring a memorial to the history of Dunsfold Aerodrome.	Caption to be added to Fig. 22 (pre-consultation)
Listed buildings to be preserved and integrated into the new development.	To be addressed post-consultation.
Maximum building height should be lowered – 3 storeys would be more appropriate rather than 4.	This cannot be limited as it was agreed as part of the outline applications and reflects the approved parameter plans.
All parking provided should be provide for access by people with disabilities. There should be a recognition that disability can be unpredictable and unforeseeable.	Update post-consultation, but health and well-being strand will be updated pre- consultation.
In light of other developments that have recently been approved, which	To be addressed post-consultation.

are still experiencing flooding, SUDS and flood mitigation need to be addressed.	
The need for good quality and affordable public transport provision should be emphasised within the vision.	Discuss with SCC Highways and pick up post-consultation.
Need to ensure compliance with Habitats Regulations	The HRA already completed is considered entirely satisfactory for the purposes of commencing public consultation on the draft SPD, but it will be revisited and updated (if necessary) prior to formal adoption.

Once the consultation has closed (23:59 on Monday 20 December 2021), all comments received will be collated and considered; the SPD updated where necessary (and as set out in the table above); and it will then pass through the Committee process for formal adoption.

If you have any questions about this, please do not hesitate to contact Sarah Wells, Graham Parrott or myself and we will be happy to help.

Yours sincerely



Liz Townsend
Portfolio Holder for Economic Development, Parks and Leisure

