



**NEIGHBOURHOOD
PLAN** *for our
future*

WITLEY NEIGHBOURHOOD PLAN 2017 – 2032

(Final Version)

November 2020





Photo credits:

Ralph Connolly, Amphibian and Reptile Group,
Barbara Kinnes,
Dave King,
Kathy Smyth,
Cricket at Brook photographs by John Pheasant Photography.

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Foreword

Welcome to the final version of the Witley Neighbourhood Plan. The first draft of the Plan was published in May 2019. Since then, it has been the subject of two consultations, one conducted by us and one by Waverley Borough Council. The Plan was amended to take account of the comments received and in July 2020 the revised version was submitted to an independent examiner. We are delighted that, with some modifications, the examiner has now determined that the Plan meets all the criteria to move to the final stage. That stage is to bring the Plan back to you, the residents of the Parish, for your approval at a referendum. Unfortunately, because of Covid restrictions, this cannot take place until May 2021, so we have to wait a while longer until the Plan can be adopted.

The Plan was developed over several years by a team of Witley Parish Councillors and local residents who comprise the Witley Neighbourhood Plan Steering Group. Throughout the process, we have listened to the views of the local community collected through exhibitions, surveys and consultations; and we have shaped the Plan to reflect the views of the majority of residents. It is your Neighbourhood Plan.

As a community, we acknowledge that there is an urgent need for new housing. Waverley Borough Council has said we need to provide at least 480 new homes within the Parish between 2013 and 2032. Planning permission for more than half of those has already been granted, but a further 200 homes will have to be built. Our priority is to ensure that new developments are the right mix of housing, in an appropriate place and, most importantly, with adequate infrastructure to support the growing number of residents.

We see housing development as an opportunity as well as an inevitability. Levies on developers of new housing can be spent on significant improvements to the Witley Parish area for the benefit of all residents. These could include upgrades to pavements and footpaths; the creation of cycle routes; improvements to road safety; and the much-needed modernisation of some of our community buildings and facilities.

The policies contained in this document are vital to ensure that any development is appropriate to the needs of our community and will benefit the whole community. We are seeking to ensure that the design of new buildings is both sustainable and attractive; that travel on foot, by bike, by train or by car is easier, safer and more environmentally friendly; that new housing is integrated with existing residential areas and is targeted as much as possible to brownfield land rather than our precious Green Belt.

Witley Parish Council is enormously grateful to the Neighbourhood Plan Steering Group for their enthusiasm and persistence in developing this document. It has not been an easy journey. When the Plan is adopted, with your support, we will be empowered to shape developments in the area for the benefit of existing residents and new residents alike.

Councillor Gillian McCalden
Chair, Witley Parish Council
October 2020

Note on the Glossary

A glossary of the following terms can be found at the end of this document on pages 60-65.

- Affordable Housing
- Agent of Change
- Areas of Outstanding Natural Beauty (AONB)
- Conservation Area
- Community Infrastructure Levy (CIL)
- Development Plan
- Flood Zones
- Green Belt
- Heritage Asset
- Housing Needs Assessment (HNA)
- Infrastructure Delivery Plan
- Listed Buildings, Structures, Parks and Gardens
- Locally Listed Buildings, Structures, Parks and Gardens
- Local Green Space
- Major Development
- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policies Map
- Public Realm
- Section 106 and Section 278 Agreements
- Strategic Housing Market Assessment (SHMA)
- Special Protection Area (SPA)
- Suitable Alternative Natural Greenspaces (SANGs)
- Sustainable Development
- Transport assessment
- Travel Plan
- Waverley Local Plan Part 1 (LPP1) and Waverley Local Plan Part 2 (LPP2)
- Windfall Homes
- Written Ministerial Statements

List of Acronyms

- AONB - Areas of Outstanding Natural Beauty
- CIL - Community Infrastructure Levy
- HNA - Housing Needs Assessment
- LPP1 – Waverley Local Plan Part 1
- LPP2 – Waverley Local Plan Part 2
- NPPF - National Planning Policy Framework
- NPPG - National Planning Practice Guidance
- NPSG – Neighbourhood Plan Steering Group
- SHMA - Strategic Housing Market Assessment
- WBC – Waverley Borough Council
- WNP – Witley Neighbourhood Plan
- WPC – Witley Parish Council

1. Introduction

The Localism Act

- 1.2 In April 2012, the Localism Act 2011 introduced 'neighbourhood planning' into the English planning system. Neighbourhood planning is carried out at a local level and gives local communities rights and powers to shape new developments in their community by preparing a neighbourhood development plan (commonly referred to as a 'neighbourhood plan'). A neighbourhood plan is a statutory planning policy document that sits alongside other Development Plan documents prepared by the relevant Local Planning Authority, which in our case is Waverley Borough Council (WBC) and its Local Plan Part 1 (LPP1) and yet to be adopted Local Plan Part 2 (LPP2). A neighbourhood plan sets out a locally distinct policy framework for planning decisions, allowing local people to influence what type of development they would like to see in their neighbourhood. The policies within this neighbourhood plan for Witley Parish, once approved and adopted, will become part of the overall Development Plan for the Borough of Waverley and form part of its suite of adopted planning policy documents. Once it is adopted, when any planning application for major or minor development in the Parish is submitted, it must seek to conform to the policies of this neighbourhood plan.

The Neighbourhood Plan Area

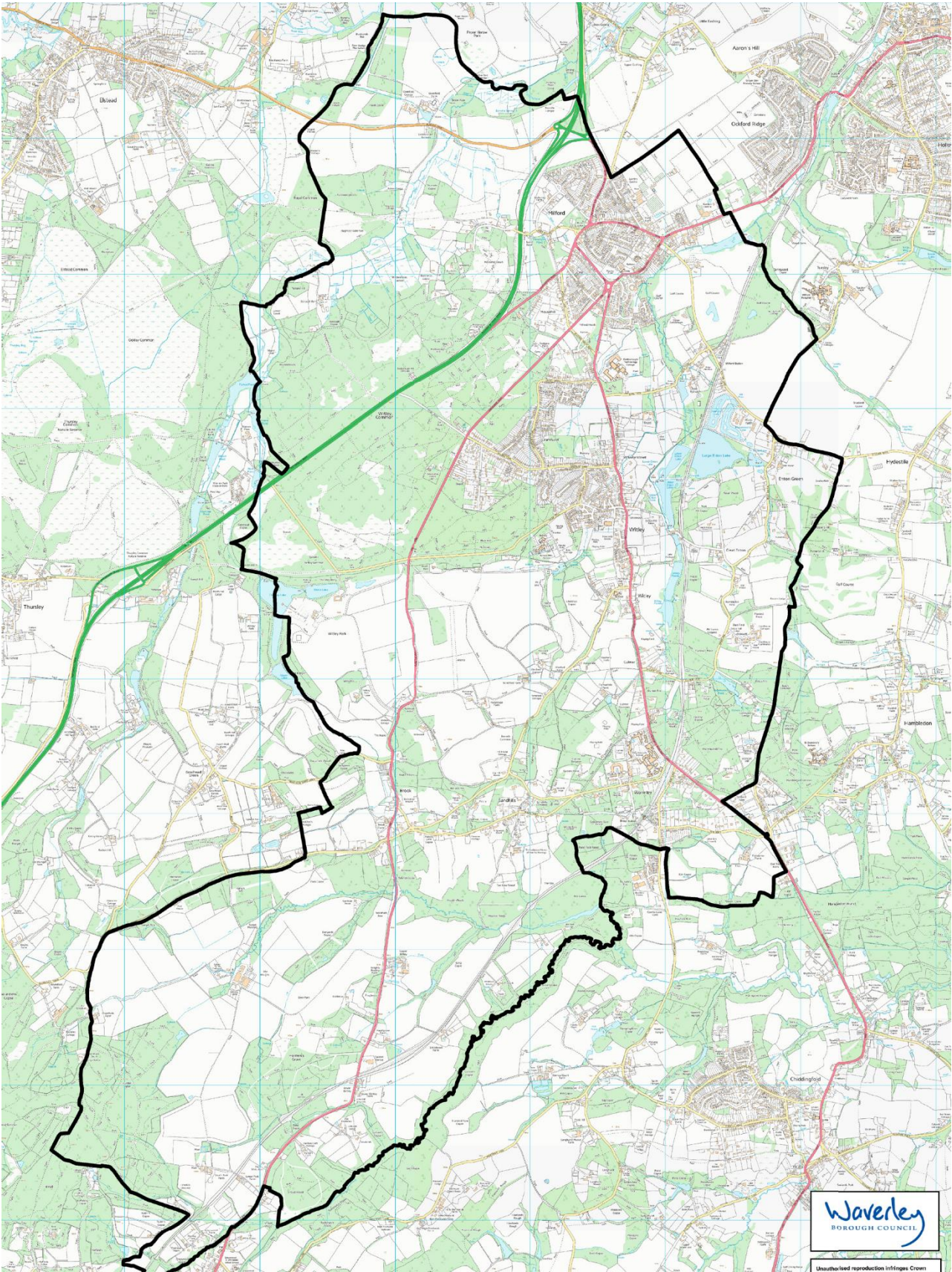
- 1.3 The Witley Neighbourhood Plan (WNP) is submitted by Witley Parish Council (WPC), which is a 'Qualifying Body' as defined by the Localism Act 2011. In accordance with the designation made by WBC on 4 November 2014, the geographical area covered by the WNP is land in the Parish of Witley (see map on page 7). The WNP relates only to development proposals within the Parish.

Timescales

- 1.4 The WNP will run for 15 years from a 'base date' of 2017 to 2032, in line with the Waverley Local Plan (parts 1 and 2). A review of its policies would take place towards the end of this period, in order to ensure that the local policy framework stays in place for planning decisions beyond the end date. Changes in circumstances, such as a revision to national or borough-wide policy, may potentially trigger the need for an earlier review of the WNP.

Context

- 1.5 To pass Examination, the appointed Independent Examiner must be satisfied that the WNP meets the 'Basic Conditions' of Neighbourhood Plans specified in legislation, namely that the WNP:



WITLEY NEIGHBOURHOOD PLAN BOUNDARY

- ‘Has regard’ to national planning policy and guidance including the National Planning Policy Framework 2019, National Planning Practice Guidance (which is regularly updated) and relevant Written Ministerial Statements;
 - ‘Contributes’ to Sustainable Development as defined in the NPPF. That definition broadly defines Sustainable Development as development that balances economic, social and environmental sustainability;
 - Is in ‘general conformity’ with strategic planning policies in the Development Plan documents prepared by WBC, namely LPP1 and the emerging LPP2; and
 - Is ‘legally compliant’, which, in broad terms, means it relates to UK legislation on Neighbourhood Planning and relevant EU obligations as they currently stand such as those related to the environment and human rights.
- 1.5 The Waverley Local Plan Part 1 (LPP1) includes an overall target for a minimum of 480 new homes in the Parish between 2013 and 2032. Planning permission was granted by WBC in February 2019 for up to 200 homes on land at Milford Golf Course. Planning permission has also recently been granted on land at Wheeler Street Nurseries, Witley (off Wheeler Lane) for 18 houses, including 5 affordable units. If house completions since 2013 and an allowance for a small number of “windfall homes” within the existing settlement areas are taken into account, there is a need for allocated land for approximately 200 further dwellings in the Parish.
- 1.6 It was originally intended for the WNP to allocate sites, but in March 2018 WPC and the Neighbourhood Plan Steering Group (NPSG) decided to hand formal responsibility for site allocation back to WBC. As a result, Waverley Local Plan Part 2 (LPP2) will allocate sites for the remaining 200 or so units. To accommodate this level of new development some areas of land outside the settlement boundary will have to be removed from the Green Belt.
- 1.7 As part of LPP1, WBC identified four ‘broad areas for potential adjustment to the Green Belt boundary’ within the Parish. At Milford, three broad areas were identified between the old A3 / A283 and the A3 and its slip road. At Witley, one broad area was identified on land north of Wheeler Lane. The LPP1 outlines that these broad areas will be the focus for LPP2 site allocations.
- 1.8 However, in addition to these existing broad areas of search the NPSG believes that Green Belt land associated with Secretts Farm should also be considered as part of the LPP2 site allocation process. This is because Secretts Farm is closer to the village centre than the group of the A3 sites favoured by WBC, which are in the AONB as well as being more distant from the centre of Milford. Unlike any of the other sites, Secretts can deliver all the remaining residential development the Parish is required to provide on one site and has the potential to deliver some specialist accommodation for the elderly which could include a new care home. It also has the space to deliver other community benefits (see paragraph 4.4 below), including a sizeable village park which

would also act as a Suitable Alternative Natural Greenspace (SANG). LPP2 is currently being prepared by WBC and is expected to be adopted in 2020. The Borough Council has confirmed that the Secretts site will be considered as a reasonable alternative option as part of the emerging Local Plan Part 2 (LPP2) process. Within the wider context of the development of the Local Plan Part 2 the Borough Council will come to its own judgement on the merits of the various sites to meet the residual housing requirement in the neighbourhood area. Section 10 comments about the way in which the neighbourhood plan will be monitored and reviewed.

- 1.9 It is worth noting that in addition to the 480 homes planned in the Parish, there are a number of developments near the Parish which may affect local residents and, in particular, put more pressure on roads. These include the development at the Aarons Hill / Ockford Ridge area to the north of the Parish which has been granted consent for 262 dwellings, as well as a number of smaller allocations in neighbouring parishes.
- 1.10 This Neighbourhood Plan seeks to determine the quality and form of development that would come forward on whichever sites are chosen for allocation in the Local Plan Part 2. This information is detailed in the WPC Design Guidelines (Supporting Document B), which is referenced in Chapter 4 of this Plan.

Who has created the Witley Neighbourhood Plan?

- 1.11 The WNP has been developed by a NPSG with devolved responsibility from WPC. The NPSG is comprised of a mixture of parish councillors and community representatives. The NPSG membership

is composed of a broad geographical mix across the Parish and members bring a broad selection of skills to the NPSG. The Parish Clerk has provided administrative support to the process.

- 1.12 In addition, the NPSG appointed professional planning consultants, Nexus Planning, to advise on the technical aspects of creating a planning policy document. WBC has also provided technical support.

What is the focus of the Neighbourhood Plan?

- 1.13 This Plan and its supporting documents focus on influencing the form and design of new development in the Parish. The ambition is to see new development that minimises negative impacts on existing residents and provides a good quality of life for new arrivals to the Parish.
- 1.14 The WNP also seeks to ensure that the land associated with Secretts Farm Shop is appropriately considered by WBC as a 'broad area for potential adjustment to the Green Belt boundary' as part of the LPP2 process.

How has the wider community been engaged?

- 1.15 Engagement Reports (Supporting Documents E and F) comprehensively detail engagement exercises that have taken place to inform the Neighbourhood Plan. Those exercises can broadly be summarised as follows:
- An 'Introduction to the Neighbourhood Plan', which involved three public meetings at Chichester Hall (Witley), Pirrie Hall (Brook) and Milford Village

Hall in February and March 2015 to discuss the preparation of a Neighbourhood Plan and to recruit volunteers to assist with the

preparation of it. This exercise was supported by a survey, which received 85 responses:

- Public meeting in Autumn 2016 to inform the wider public on stages of the NP process and obtain further feedback on local key issues and concerns collated from village fêtes in summer 2016;
- Stakeholder discussions in Spring 2017, which involved 31 people representing medical and dental practices, businesses, schools and sports clubs, discussing what aspects of life in the Parish could be improved. This was supported by the distribution of questionnaires to parents of pupils at Milford Primary School and Chandler Junior School;
- Attendance at village fêtes to provide updates on the neighbourhood plan and gain feedback, which has been ongoing on an annual basis since Spring 2016;
- A specific parish-wide consultation on potential development sites in 2017, which included public exhibition events as well as a survey seeking residents' views on the sites; and
- A parish-wide exhibition on policy intentions, carried out via the parish newsletter in Autumn 2018.
- In accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012 a 6-week public consultation on the Regulation 14 Consultation Draft WNP was undertaken between 3 May 2019 and 17 June 2019. Details of this public consultation and how the representations made have informed

the Neighbourhood Plan are set out within the Engagement Report (Annex F).

What happens next?

The final draft version of the WNP was submitted to WBC. WBC checked that the WNP was legally compliant and consulted on it for a further six weeks. It then proceeded to an Examination carried out by an independent planning professional employed by the Planning Inspectorate, the Government agency that examines planning policy documents and decides planning application appeals. The examiner made modifications to the plan, which have now been incorporated into the document. The final stage is to confirm a date for a community referendum of local residents of the Parish of Witley. If a majority of residents vote yes at referendum, it will become an adopted Development Plan Document.

How to read this Neighbourhood Plan

- 1.16 Chapters 2 to 10 of the WNP set out the key features of the Parish of Witley and the vision and key planning principles. Following this are the policy chapters of the WNP, which relate to individual topics:

- New Development
- Heritage and Landscape Conservation
- Amenities
- Transport
- Economy
- Natural Environment
- Infrastructure Delivery and Monitoring

The policies in these Chapters are the key content of the WNP, as future planning applications in the Parish will be considered against the policies of each.

- 1.17 The WPC Design Guidelines (Supporting Document B) also support the WNP. This adds detail to specific policies in the WNP and, once the WNP is adopted, will be a material consideration to the determination of planning applications in the Parish and must be taken in account by WBC when determining planning applications.



2. An Introduction to Witley Parish

- 2.1 Witley Parish is in the Borough of Waverley in Surrey, about seven miles (11km) south of the county town of Guildford. The Parish is a mix of villages and hamlets set in the Surrey Hills Area of Outstanding Natural Beauty (AONB) and contains some scarce and protected areas of lowland heath.
- 2.2 The Parish is well connected: it is equidistant by rail and road between the cities of London and Portsmouth. Two A-roads that head south into Sussex connect the parish villages of Milford, Witley, and Brook, which are linked by country lanes to the hamlets of Wormley, Sandhills and Enton. The Parish boasts a varied range of local retail and community services and has a good provision of both state and private schools from nurseries to GCSE level.
- 2.3 The Parish population at the 2011 census was 8,130. Population estimates since 2011 have shown limited year on year population fluctuations, but no overall growth trend. Please see the Demographic Report, Supporting Evidence Base Document D. In comparison the population has increased steadily in the Waverley Borough, South East Region, and England since 2002.
- 2.4 Witley Parish has a relatively mixed age profile, with community feedback indicating that young and older

generations mix happily. Population estimates show that the population profile is changing over time. There has been a clear growth in the number of residents over 45 years old since 2002, particularly those over 65 but also to a lesser extent those between 45 and 64¹. This growth in older populations is offset by reductions in the population of younger age groups, most notably those aged 30-44, but also in more recent years those aged 0-15. The 16-29 age group has remained relatively stable since 2002, but it is by a clear margin the least populous age group in the Parish.

Historic Settlement Pattern

- 2.5 Witley village is the oldest settlement in the Parish and pre-dates the Norman Conquest and appears in the Domesday Book of 1086. Through the following centuries, the Parish remained a solidly rural community with a mix of settlements, agriculture and local trades people. Although it retained its rurality, there are Tudor, Elizabethan and earlier properties sporadically placed around the Parish showing that it slowly grew during this period. By the 1800s, like much of rural England, the Parish also boasted several large country estates with suitably grand houses including Milford House and Witley Park. George Eliot (1819– 1880), the English novelist, spent her final years in Witley village. The opening in 1889 of Milford and Witley stations on the new London to Portsmouth line drove

¹ Based on ONS Mid-Year Population Estimates, as detailed in Figure 7 of Supporting Document D.



the first real expansion of the Parish's settlements. By providing connection to London and other towns, the railway brought further residential development and businesses to the area. During the late 1800s, the architect Edwin Lutyens designed several properties in the Parish, some in combination with the garden designer Gertrude Jekyll. A number of other architects of the Arts and Crafts movement also worked in the Parish including Hugh Mackay Baillie Scott who was the architect for Milford Village Hall and a number of other buildings particularly in and around the Rake Lane area.

between Witley and Hambledon; and is bordered by local fishing lakes. The picturesque village of Brook is almost wholly within the Surrey Hills AONB. Pirrie Hall (one of the four community halls in the Parish) was built in 1923 and was donated to the community by Lord Pirrie, KP, of Titanic shipbuilding fame, who then owned the local Witley Park estate. Sandhills, the second hamlet in Witley Parish, is a mix of residential houses and agricultural properties. It is in the Surrey Hills AONB and on the Greensand Way, a historic footpath that runs from Surrey to Kent.

Life in Witley Parish

- 2.6 By the turn of the 20th Century the land was largely devoted to market gardening. Residential development occurred infrequently until after the Second World War. Military Camps in the first and second world wars on the Witley and Milford commons still leave their traces on the local landscape.
- 2.7 In the inter-war and post-war periods land from market gardening areas and local country estates was sold to housing developers. The first Council Houses came in the 1950s followed by further private developments in the 1960's and 1970s. Subsequently, most new housing was built on small brownfield and infill developments.
- 2.8 Today Milford is the largest village in the Parish and provides the main retail centre for the community offering a good mix of shops and services. Wormley developed primarily as a result of the construction of Witley station and the arrival of the Coopers Walking Stick Factory, the site of which is now a modern industrial site with varied commercial units (just outside the Parish). The small hamlet of Enton is
- 2.9 During the Neighbourhood Plan development process, residents of Witley Parish spoke consistently on the aspects of life in Witley Parish that they found most positive. The interwoven combination of housing, fields and woodland is highly valued by the community. The local Surrey Hills AONB and adjacent heathlands, much of which are highly protected under environmental and habitats legislation, provide extensive green spaces that are enjoyed by young and old alike.
- 2.10 The village hubs provide a key focal point for the community. Residents of working age come together at evenings and weekends through a variety of clubs and organisations offering football, cricket and fitness classes. There are also groups catering for music, gardening and other interests. The Clockhouse in Milford has a varied range of social activities for older residents. Local schools, Scout and Guide groups and church groups also provide community activities for families, working adults and older residents. Secretts Farm Shop has a monthly farmers' market and summer and Halloween pick your own events.

2.11 Annual events such as village fêtes and the Witley Pantomime are always well supported. The introduction of new residential development over the next 10-15 years must be carefully considered

for its impact on the local landscape and local environment. It is also important for our villages, especially those earmarked for residential development, to keep their individual historic character and sense of community.



3. Overall Vision and Key Planning Principles

3.1 The overall vision of the WNP is set out below. This seeks to capture the essence of what the WNP is trying to achieve, setting a vision for the Sustainable Development of the Parish over the next 15 years.

Overall Vision

In 15 years' time, Witley Parish will have retained its attractive green and wooded character, and protected its natural environment. New housing will be designed to a high standard and well-integrated into the existing built environment. It will support resource-efficient, sustainable living. Healthcare and education providers will be supported in adapting to a growing and ageing population and community, as recreational and sports facilities are enhanced to accommodate additional demand. Local businesses, including retailers, will continue to be a key feature of our community. The impact of traffic and congestion on residents, including air quality issues, will be addressed by improvements to the local road, pedestrian and cycle networks and there will be enough off-street parking for residents and visitors. Our areas of beautiful landscape and internationally important natural habitats will remain protected from development.

Key Planning Principles

3.2 To support the delivery of the Vision, the following key planning principles are established:

- Proposals for new development will aim to minimise the impact of development on existing residents;
- New residents on allocated sites will be integrated with the community, with sustainable transport routes connecting to local amenities;
- New development will be attractive, will provide high quality accommodation for living and working, will minimise impact on the environment and will provide ample green space accessible to new and existing residents; and
- Local businesses and organisations will be supported to continue operating and expanding the local economy.

4. New Development during the Plan Period

Introductory Text

- 4.1 Under the provisions of policy ALH1 of LPP1, as two of the larger villages in the borough Witley and Milford have to contribute a minimum of 480 homes towards the borough's overall target during the plan period (see also paragraph 1.5). This necessarily means that there will be a lot of new housing development in the Parish.
- 4.2 A snapshot of housing and demographic data for Witley Parish from the last census in 2011 shows:
- There is a population of 8,130 living in 3,173 households;
 - The most common household size is one or two people accounting for about 61% of households. 16% of households have four residents compared to the average in the South East (12%);
 - A considerable number of properties in the Witley Parish are privately owned (73%), a similar level to the rest of Waverley but higher than the average in England (63%). However, the Parish's 14% of socially rented properties is similar to regional and national averages. Privately rented properties in Witley Parish account for about 8% of households;
 - The mix of housing styles in the Parish includes a rounded 37% detached; 30% semi-detached; 15% terraced and 16% flats. Waverley Borough has fairly similar ratios.

However, Witley Parish has a significantly higher percentage of detached houses compared to the wider South East (28%) and England (22%); and

- In Witley Parish, the number of bedrooms per household is broadly comparable to Waverley Borough as a whole with studio or 1 bedroom rounded at 9%; 25% 2-bedroom; 37% 3-bedroom; 21% 4-bedroom; and 9% 5-bedroom. Furthermore, Witley Parish broadly reflects regional and national trends with respect to dwellings with 0 – 3 bedrooms.

Objectives

1. **To facilitate new residential development that meets local needs and is integrated with existing settlements.**
2. **To promote the delivery of a sufficient amount of affordable housing within the overall housing requirement, in tenures that appropriately meet need within the Parish, including for social and intermediate housing.**
3. **To support an appropriate amount of specialist housing for older people within the overall housing target, where properly located and integrated within the existing community.**
4. **To support attractive new development that complements the surrounding built environment.**

Policies

Locations for Future Growth

- 4.3 To the west and north-west of Milford, between the old A3 / A283 and the A3 and its slip road, WBC identified three 'broad areas for potential adjustment to the Green Belt boundary' as part of the LPP1 process. However, the community is concerned that the land associated with these three areas is located within the AONB, is distant from the local centre, and that in addition to providing housing, the individual sites this area includes are potentially too small to provide new on-site community facilities and / or local employment opportunities. With regard to the AONB, the NPPF expressly states that great weight should be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty which have the highest status of protection.
- 4.4 The community's feedback to WPC and the NPSG is that the community's preferred location for residential-led development is the land associated with Secretts Farm. Residential-led development in this location would have the benefit of delivering in full the remaining LPP1 housing requirement for the Parish on a single site, whilst also potentially providing, but not limited to, a new village park which would act as a SANG, space for new shops (including a new Secretts Farm Shop and café), space for other community facilities such as new sports facilities, and a rural business centre. The Borough Council has confirmed that the Secretts site will be considered as a reasonable alternative option as part of the emerging Local Plan Part 2 process.
- 4.5 Benefits arising from a comprehensive residential-led development on the land associated with the Secretts Farm would include supporting the longer-term viability of a locally important employer, as well as the delivery of a SANG along the site's northern and north-western boundary to provide a village park which would also serve as a new robust and defensible Green Belt boundary. Within the wider context of the development of the Local Plan Part 2 the Borough Council will come to its own judgement on the merits of the various sites to meet the residual housing requirement in the neighbourhood area.
- 4.6 The eventual adoption of the Local Plan Part 2 will naturally resolve the current uncertainty over the location of additional residential development in the neighbourhood area. In these circumstances the Parish Council will give consideration to a review of Section 4 of a 'made' neighbourhood plan within twelve months of the adoption of the Local Plan Part 2. The need or otherwise of any review of a made neighbourhood plan will be determined by the contents of the Local Plan Part 2 insofar as they affect the neighbourhood area. This specific matter should be read within the wider context of the part Section 10 of the Plan which deals with its eventual monitoring and review.

Housing Mix

- 4.7 In order to understand the particular housing needs of the Parish the WNP NPSG utilised Government support to undertake a Housing Needs Assessment (HNA) of the area, prepared by AECOM in April 2019. This document, included as Supporting Evidence Base Document H, found that house sizes in Witley, by number of bedrooms, are

broadly representative of Waverley Borough as a whole, with a slightly lesser number of homes over three bedrooms. Based on the findings of the Witley HNA, housing developments in the neighbourhood area should seek to deliver housing mix on the following basis: 16.5% of 1 bedroom properties, 21.8% of 2 bedrooms, 31.5% of 3 bedrooms; and 30.5% of 4 or more bedrooms. These figures require a slightly greater proportion of three and four bedroom properties than within the Borough as a whole. Nevertheless, they are broadly similar to the housing mix which arises from the Woking, Waverley and Guildford SHMA (September 2015). The policy anticipates that housing requirements are fluid and may change within the Plan period. As such it requires proposals for new housing to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting either that in the Witley HNA or the most up to date evidence at the time a planning application is determined. This could include any updates of the West Surrey Strategic Housing Market Assessment. Finally, the policy will need to be applied in a flexible way based on the size of individual housing developments. Plainly it will be more practicable to deliver the mix of housing sizes required both by the HNA and the policy itself on larger sites.

Policy ND1 – Housing Mix

Proposals for new housing should make provision for an appropriate range of different types and sizes of housing to meet the needs of the community in general. In particular they should reflect the contents of the Witley Housing Needs Assessment (April 2019) or the most up-to-date evidence available at the time of the determination of the planning application concerned.

Affordable Housing

- 4.8 The LPP1 includes Policy AHN1, which addresses affordable housing requirements across the Borough. The HNA affirmed the pressing need for affordable housing in the Parish. The Parish Council supports the position taken by the Borough Council in Policy AHN1 of the Local Plan Part 1. Policy ND2 comments that affordable housing should be provided to reflect an appropriate tenure split to meet the needs of the community in general, and to reflect the contents of the HNA and/or the most up to date evidence in the West Surrey Strategic Housing Market Assessment. Based on the information in the HNA, the Parish Council anticipate that affordable housing should be provided as a 70:30 split between affordable homes for rent and affordable homes ownership tenures. Affordable homes for rent comprise dwellings available for social rent or affordable rent. Affordable home ownership tenures comprise starter homes and shared ownership. A comprehensive definition of affordable housing is set out within the Glossary.

Policy ND2 – Affordable Housing

Proposals for affordable housing as part of wider new housing proposals should make provision for an appropriate tenure split to meet the needs of the community in general. In particular they should reflect the contents of the Witley Housing Needs Assessment (April 2019) or the most up-to-date evidence available at the time of the determination of the planning application concerned.

Housing for Older and Disabled People

- 4.9 The HNA demonstrates that Witley Parish has an ageing population, with a significant need for housing for older residents. To help meet this need within the Parish the HNA outlines that a mix of specialist housing types is required ranging from adaptable homes or sheltered housing where people have limited care support, through to extra care facilities and nursing homes which offer a very high level of on-site care.
- 4.10 Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems. Provision of appropriate housing for people with disabilities is also crucial in helping them to live safe and independent lives. An aging population will inevitably see the number of disabled people increase and it is important that we plan early to meet their needs throughout their lifetime.

- 4.11 The Parish's existing bungalow and single storey housing stock provides a valuable contribution towards providing housing suitable for older persons and people with disabilities. The loss of the Parish's bungalow and single storey housing stock will therefore be strongly resisted.

Policy ND3 – Provision of accessible and adaptable housing

Proposals for residential development should include provision of accessible and adaptable dwellings in accordance with the provisions of Policy AHN3 of the Local Plan Part 1.

Proposals for residential development designed to meet or to exceed Building Regulations M 4(3) Category 3 (Wheelchair User Dwellings) will be particularly supported.

Insofar as planning permission is required, development proposals to convert or extend existing bungalows or other single storey dwellings to two storey dwellings will not be supported unless they are designed take account of the needs of existing families to alter their homes and/or to take account of the evolving needs of their wider family circumstances within the Plan period.

- 4.12 The HNA identified need for a 90-bed extra care facility (Use Class C2). While it is acknowledged that this facility does not necessarily need to be located within the Parish development proposals for an extra care facility on sites allocated for residential development within the

Parish would be supported in order to help try and meet the Parish's local needs within the Parish. Development comprising Use Class C2 units would contribute towards the Parishes overall LPP1 housing requirement of 480 dwellings.



Policy ND4 – Specialist Housing for Older People

Proposals for extra care housing on sites allocated for residential development will be supported where they comply with other development plan policies.

General Design Principles

4.13 Witley Parish is currently typified by a varied local vernacular, with a mixture of historic and more modern development, ranging from high quality and attractive development (including heritage assets), to some less remarkable and more utilitarian developments. While there is considerable variety in the detail of residential and other properties within the Parish, there are clear similarities in relation to features such as density,

building heights, layout and type of residential buildings. New development should have regard to these prevailing features. Policy ND5 provides a policy context to address these important matters. The policy itself is underpinned by the WPC Design Guidelines. The document was produced by AECOM for the Parish Council. It assesses the local character of the neighbourhood area (Section 2) and then develops design guidelines (Section 3). The policy intends that the Guidelines are applied in a flexible and informed fashion which is appropriate to their scale, nature and location in the neighbourhood area. This is an important consideration given the different characteristics of the different parts of the parish.

4.14 There are a number of local examples of garages being converted or being used for storage rather than car parking. In some cases, cars are simply too large to fit into garages. These problems can displace cars onto nearby streets, causing parking congestion. Therefore, the criteria relating to parking in the WPC Design Guidelines seeks parking arrangements that can be protected in the long term from conversion. Both standard hardstanding areas and car ports could fulfil this role.

4.15 New residential development can introduce sensitivities in terms of noise, light or air pollution from neighbouring sites (e.g. business or agricultural) in places where there is no prior sensitivity between uses. To mitigate this issue, it is the onus of the applicant of the residential development to propose mitigation measures to negate such situations occurring, rather than the existing premises.

Policy ND5 – General Design Principles

As appropriate to their scale, nature and location new developments should take account of Section 3 of the WPC Design Guidelines (Supporting Document B).

All new developments must integrate effectively with existing development and not result in unreasonable operating restrictions on existing businesses or facilities.

Integration of Major Development Proposals

4.16 Policy ND6 seeks to set general requirements of all Major Development proposals to ensure that new development is properly integrated into the existing settlements. Policy ND6 also seeks to add value to the general principles set out in Policy ND5. It has been designed to apply specifically to major development proposals. In this regard it reflects the community's views about the way in which major development in general, and strategic housing sites in particular should integrate into the wider neighbourhood area. A key way to achieve this is to ensure that residents are able to walk and cycle into the centre of the villages along dedicated pathways / cycleways or minor streets, rather than along main roads such as the A283. In addition, we believe that it is important (where possible) to provide more than one highway access to new developments to prevent the creation of any further isolated cul-de-sacs accessible only from major roads, provided this does

not create negative highway consequences for existing residential streets such as congestion or 'rat-running'. Another important way to integrate new developments and ensure they make a positive contribution to existing residential areas is to ensure the design of the Public Realm is carefully considered, in particular by locating public open space close to existing residents rather than at the other side of development sites. Design and Access Statements that accompany proposals for major development should demonstrate how the appropriate principles have been incorporated into their design or, if not, explain why such incorporation is not achievable.

Policy ND6 – Integration of Major Development Proposals

Proposals for Major Development should integrate in a positive fashion with the existing built environment.

In order to achieve integration, proposals for major development should incorporate the following principles as appropriate to their scale, nature and location within the neighbourhood area:

- (a) Residential areas, including streetlights, signage, benches and bins.**
- (b) Creation of new public rights of way (footpaths and cycle paths) connecting new development to the existing settlements by the most direct possible route. In particular, applicants must seek to ensure new developments contribute to the**

provision of safe pedestrian and cycle routes to schools, train stations and bus routes;

- (c) Creation of new areas of public open space on the land within development sites that is close to existing residential areas;**
- (d) Creation of new play areas proportionate to the type and scale of development;**
- (e) Creation of two or more vehicle accesses to the site, unless evidence shows that the creation of more than one access is not feasible, or would have negative highways implications;**
- (f) Avoiding development over two storeys unless it can be robustly demonstrated with supporting evidence that it will not have a detrimental impact on views, streetscape or character of the local area, particularly within the Surrey Hills AONB. Generally, taller buildings should be located towards the centre of application sites and not on the site boundary;**
- (g) Avoidance of excessive fencing, barriers or other means of enclosure that seek to separate new developments from existing built up areas; and**
- (h) Use of similar street furniture to existing.**

Safeguarding Residential Amenity

- 4.17 A private outdoor space is one that is not significantly overlooked from the street or other public place. Where proposed, balconies should be at least 1.5m deep and two metres wide. Where an area of private garden is proposed

for the exclusive use of a dwelling house other than a flat this should be at least 10m in depth and the width of the dwelling. The garden should be of sufficient size to accommodate a storage shed (including a secure bike store), a small patio area for sitting out, space to facilitate the drying of clothes (rotary or washing line), play space, and shrubs and borders for planting, in order to support the health and wellbeing of the occupants and provide valuable wildlife corridors and habitats.

- 4.18 Policy ND7 seeks to ensure that new homes are of a sufficient quality to provide new residents with a high- quality living environment, while seeking to ensure that existing residents are not unfairly impacted by development on adjacent sites. The Parish Council has an ambition that new housing should at the very least meet the Government's Technical Housing Standards – Nationally Described Space Standard (and / or subsequent revisions). It recognises that this is a matter to be determined in the emerging Local Plan Part 2. In the event that this is the case the relevant Local Plan policy would then be applied within both the wider Borough and in association with Policy ND7 in relation to the Witley neighbourhood area.

Policy ND7 – Safeguarding Residential Amenity

Development must avoid unacceptable harm to the amenity of existing and future occupants of nearby land, buildings and residences from overlooking, loss of daylight or sunlight or overbearing appearance.

All proposals for new market and affordable homes must demonstrate that they provide good levels of internal and external space in order to ensure an appropriate living environment for future occupiers. To achieve this, developments must:

- (a) Provide an area of external amenity space for each dwelling, that is commensurate to the surrounding area in terms of:**
 - i. Private**
 - ii. Useable**
 - iii. Secure**
 - iv. Conveniently located**
- (b) Not expose new residents to unacceptable noise emissions in accordance with relevant Environmental Health Standards.**

Every flat or apartment should have some private amenity space (including balconies), which must be at least five square metres if it is private external space or three square metres if provided as a balcony. Balconies should have a minimum depth of 1.5m and width of 2m. Where a private garden is proposed for the exclusive use of a dwelling house it should be at least 10m deep and the width of the dwelling.

Development proposals should be designed and located in a way which would avoid unacceptable harm to the health or amenity of occupants of nearby land and buildings, and future occupants of the development, including by way of an increase in pollution, light, noise, dust, vibration, and odour, or an increase in flood risk.

Safe and Secure Design

- 4.19 An important aspect of achieving good design is to deter criminal and anti-social behaviour. Safety and security stem from good site planning and careful design of buildings and spaces. Design has a crucial role to play in creating places that not only feel safe but are safe. Policy ND8 has been produced to ensure that designing out crime is a consideration for all new development. There are times when safety will need to be balanced against other considerations, for example through the use of downlighting to provide security while minimising impacts on the landscape or ecological interests.

Policy ND8 – Safe and Secure Design

As appropriate to its scale, nature and location within the neighbourhood area development should contribute to the provision of safe public and private spaces by:

- (a) Providing entrances in visible, safe and accessible locations;**
- (b) Maximising natural surveillance;**
- (c) Ensuring that there is adequate differentiation between public and private space;**
- (d) Providing appropriate lighting.**

Energy Efficiency and Design

4.20 Planning policy at a national and a local level is designed in a fashion which provides general support to energy efficiency and design on the one hand whilst leaving specific technical details to the Building Regulations on the other hand. In this context Policy CC1 of the Local Plan Part 1 provides a supporting context for the provision of energy efficiency and design. By identifying a series of design principles Policy ND9 continues this approach. The penultimate paragraph of the policy comments about proposed works to existing buildings in general, and listed buildings in particular. Whilst the nature of the existing buildings may limit their ability to introduce sustainable design and construction standards they should be incorporated where it is practicable to do so. Improvements to listed buildings should be proposed with regard to local and/or Historic England Advice. In February 2019 the Committee on Climate Change published a report entitled “UK Housing: Fit for the Future?” It said that “Greenhouse gas emission reductions from UK housing have stalled, and efforts to adapt the housing stock for higher temperatures, flooding and water scarcity are falling far behind the increase in risk from the changing climate. The quality, design and use of homes across the UK must be improved now to address the challenges of climate change. Doing so will also improve health, wellbeing and comfort, including for vulnerable groups such as the elderly and those living with chronic illnesses.” The Committee made 6 key recommendations for new homes being built across the UK:

- By 2025 at the latest, no new homes should connect to the gas grid;
- All new homes should be made suitable for low-carbon heating at the earliest opportunity;
- New homes should deliver ultra-high levels of energy efficiency as soon as possible and by 2025 at the latest, consistent with a space heat demand of 15-20kWh/m²/yr;
- Passive cooling measures should be adopted to reduce overheating risks;
- There should be an improved focus on reducing the whole-life carbon impact of new homes, including embodied and sequestered carbon. One way to achieve this is to use wood in construction instead of cement and steel; and
- Water efficiency should be improved in new build and the existing stock.

4.21 In the Treasury Spring statement of 2019, the Chancellor announced the introduction of the Future Homes Standard which will include measures “mandating the end of fossil-fuel heating systems in all new homes by 2025”. This is about halfway through the duration of this Neighbourhood Plan.

4.22 The Office for Low Emission Vehicles is proposing to alter building regulations for new residential and non-residential buildings to include requirements for electric vehicle chargepoints. Existing non-residential buildings will also need to provide electric charge point infrastructure.

Policy ND9 – Energy Efficiency and Design

Development will be supported where it contributes to mitigating and adapting to the impacts of climate change and achieves high level of sustainable design. As appropriate to their scale, nature and location proposed developments will be particularly supported where they respond positively to the following sustainable design principles:

- (a) The siting and orientation of buildings optimises passive solar gain;
- (b) The provision of solar photovoltaic or solar thermal cells as part of the development or the design of roofs to maximise the potential for solar gain if retrofitted at a later date;
- (c) The use of the highest quality, thermally efficient building materials;
- (d) The reduction of water consumption below 110 litres per person per day;
- (e) The incorporation of gardens with rainwater collection butts and other greywater use measures;

Alterations to existing buildings will be supported which are designed to achieve energy reduction and which otherwise comply with current sustainable design and construction standards. Any such improvements to Listed Buildings should be designed to retain the integrity and character of the building concerned.

New developments should provide electric vehicle charging points and charge point infrastructure to the latest standards prescribed by the Office for Low Emission Vehicles or Surrey County Council, whichever is higher.

Services Infrastructure

- 4.23 Services infrastructure is crucial to the quality of life of new and existing residents. This policy is intended to put a reasonable expectation on developers to engage with the relevant authorities at the outset of a planning application, ensuring that capacity is not adversely impacted.
- 4.24 A “High Level Water Cycle Study” was prepared by Capita for WBC in 2016 as part of the supporting evidence for LPP1. Based on 2012 data, Godalming Sewage Treatments Works (STW) was estimated to have 3.9% remaining capacity. At that time it was anticipated that a total of 472 new dwellings would need to be serviced by these works. Following increases in housing numbers in LPP1 the figure is now nearer 1,500. There is no planned investment for Godalming STW although Thames Water said it had ‘investments concerns’ about the Godalming STW. WPC and the NPSG are therefore understandably concerned that without further investment there will be insufficient wastewater infrastructure to serve the Parish.

4.25 To ensure that there is adequate water supply; surface water; sewerage network and sewage treatment capacity to serve all new developments developers are expected to demonstrate that there is adequate capacity both on and off the site to service the development and that it would not lead to amenity impacts for existing users. Developers are encouraged to contact the water / wastewater company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where detailed arrangements have not been agreed beforehand applicants should provide impact studies of the extent, cost and timescale for any required upgrade works with the relevant planning application and a commitment to work with relevant parties to secure the upgrade works required. Where there is a capacity constraint WBC will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.

Policy ND10 – Services Infrastructure

Where appropriate, development proposals should be supported by robust evidence of capacity within the existing utilities network (for water supply, sewerage network and sewage treatment capacity, electricity, gas and broadband) to accommodate the proposed development without a negative impact on existing residents and users. This should be in the form of prior written confirmation from the relevant utility or authority that the necessary capacity already exists or can be created.

5. Heritage and Landscape Conservation

Introductory Text

- 5.1. The Overall Vision seeks attractive new development that is integrated with the local built environment and the surrounding landscape, which includes a significant amount of land within the Surrey Hills Area of Outstanding Natural Beauty.
- 5.2. Though Witley Parish is well connected by road and rail, a large proportion of the Parish still reflects its rural heritage, is undeveloped and now lies within the Green Belt. There is substantial tree cover in and around the villages. The natural landscape comprises a mix of hills, heaths, woodlands and fields. Agricultural land is mainly used for grazing pastures although the area’s historic market gardening focus still continues with the Secretts Farm based in Milford.
- 5.3. The housing stock of Witley Parish includes a wide variety of historic buildings. More recently, larger house building programmes in the 1950s-1970s placed a consistent emphasis on brick exteriors, although there are also obvious nods to passing trends. As the Parish is protected by Green Belt policy, AONB designation and other special protection status, infill housing design has generally achieved minimal visual impact by adapting to the local context.
- 5.4. The Parish has a wide range of designated heritage assets, including 100 listed buildings, five Scheduled Ancient Monuments, and four

conservation areas (Milford, Wheeler Street, Witley and Sandhills). Part of Pepper Harrow Park Registered Park and Garden lies within the Parish to the north. There are also a number of non-designated heritage assets, some of which have been identified as locally listed buildings. Potentially more will be listed in the future, either by WPC or WBC.

Objectives

1. **To ensure that developments impacting heritage and archaeological assets, including Conservation Areas and Listed Buildings, protect and enhance the features and the setting that make these assets special.**
2. **To encourage development that seeks to minimise visual impact on the local historic landscape, including the Surrey Hills AONB.**

Policies

Landscape Conservation

- 5.5. The landscape of Witley Parish makes a strong contribution to its character. The quality of its landscapes is demonstrated by the extent of the areas designated either as part of the Surrey Hills AONB or as an Area of Great Landscape Value. Careful consideration of the location and design of new development can help to reduce its visual impact on sensitive local landscapes. Policy HC1 sets out the Plan’s approach to this important matter. It has been designed to operate in a

complementary fashion to Policy RE3 in the adopted Local Plan Part 1. The second part of the policy comments about the way in which development proposals should take account of landscape matters. As appropriate to their scale and nature planning applications should be supported by a statement (whether in the Design and Access Statement or another document) setting out how the specific proposal has taken account of the criteria of the criteria in the second part of this policy. Emerging design proposals should take account of the Surrey Hills AONB Management Plan.

Policy HC1 – Landscape Conservation

All development proposals should respond positively to the local landscape and seek to minimise any visual impact on the countryside. Development within the Surrey Hills AONB should conserve and enhance its landscape and scenic beauty.

In order to minimise landscape impact, development proposals, including those sites allocated in the Development Plan, should:

- (a) Take account of topography when selecting the location of new development within sites, seeking to minimise visual impact;**
- (b) Seek to retain historic boundary walls and hedgerows where feasible (including field boundaries);**
- (c) Include new landscaping and planting that complements the existing landscape;**

(d) Consider the layout of buildings and open spaces to maximise opportunities for long distance views within and from sites.

Heritage Policies

- 5.6. Policies HC2-4 set out the Plan’s approach towards its heritage assets. They include conservation areas, listed buildings and non-designated heritage assets. The three policies aim to bring distinctive value to national policy and relevant policies in the Waverley Local Plan. Policy HC3 provides a context for development proposals in the four conservation areas in the neighbourhood area. Supporting Document L shows the boundaries of the Milford, Sandhills Witley, Wheelerstreet, Witley and Witley conservation areas respectively.
- 5.7. Listed Buildings are statutorily designated for their special architectural and historic interest under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Planning decisions must pay special regard to the desirability of preserving the significance of these listed buildings and their setting.
- 5.8. Non-designated heritage assets are not identified by Historic England but instead at a local level. Previously this has taken place predominantly through WBC, but WPC is considering identifying non-designated heritage assets in the Parish in the future. Non-designated heritage assets can include a range of sites and buildings. They are summarised in the Glossary of this Plan.

Policy HC2 – Statutory Listed Buildings

Development affecting Statutory Listed Buildings should preserve or enhance the buildings and their settings, and any features of special architectural or historic interest they possess. Proposals that would cause substantial harm to or loss of a Listed Building will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage asset. When considering the impact of a proposed development on the integrity or character of a listed building, great weight should be given to the conservation of its particular integrity, character and setting. Robust justification should be provided for any harm that cannot either be avoided or minimised based on the public benefits that would demonstrably outweighs the harm and that could not otherwise be delivered.

Policy HC3 – Conservation Areas

Development in or within the setting of a Conservation Area should preserve or enhance the character of the Conservation Area by:

- (a) Retaining buildings and other features, including trees, which make a significant contribution to the character of the Conservation Area;
- (b) Ensuring the design of all development, within or adjoining

Conservation Areas, is of a high quality and responds appropriately to the character of the area and surrounding buildings in terms of scale, height, layout, design, building style, detailing and materials;

- (c) Protecting open spaces and views important to the character and setting of the area;
- (d) Ensuring that the design of any shopfronts and advertisements:
 - i. respects the character of upper floors and neighbouring buildings in terms of scale, proportion, alignment, architectural style and materials;
 - ii. seeks to retain historic and traditional shopfronts;
 - iii. Includes an assessment of both the need for illumination and the type of illumination which would be appropriate for the host building. Internally illuminated signs will not be permitted; appropriately designed externally illuminated signs will be considered for premises with significant night time trade, unless the cumulative effect of such proposals would compromise the character of the area;
- (e) Adapting buildings to reduce energy demand will be supported provided historic characteristics and significance are safeguarded and development is done with the permission of relevant organisations.

Proposals that would cause substantial harm to a Conservation Area will not be supported unless it can be demonstrated that:

- i. the substantial public benefits gained would outweigh the loss of or harm to the heritage asset; and
- ii. there are no other available and suitable alternative sites outside the Conservation Area or its setting, which could accommodate the proposed development.

When considering the impact of a proposed development on the character or appearance of a conservation area, great weight should be given to the conservation of its particular character and appearance. Robust justification should be provided for any harm that cannot either be avoided or minimised based on the public benefits that would demonstrably outweighs the harm and that could not otherwise be delivered.

Policy HC4 - Non-designated heritage assets

Proposals affecting non-designated heritage assets, including locally listed buildings, must seek to:

- (a) Respond to and respect the special architectural and historical interest of the heritage asset;
- (b) Site and design proposed development so as to conserve the asset and its setting. Where this is not possible, careful attention should be given to minimising damage or disturbance to the asset or its setting;
- (c) Where harm or loss is unavoidable, the asset should be appropriately recorded, relocated or restored.

A balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.



6. Amenities

Introductory Text

- 6.1 Witley Parish currently has a strong provision of community infrastructure in the shape of schools, health and social venues, but demand is high, and some facilities are long overdue for further investment. The policies in this chapter are designed to ensure that Witley Parish continues to both provide and improve its community facilities.
- 6.2 Witley Parish has a mixture of state and private school options. Nursery schools across the Parish act as feeders for two state infant schools in Milford and Witley. Chandler Junior School in Witley provides 7-11 education for these state school pupils, whilst Rodborough Secondary School - on the edge of Milford - takes students through to 16 years old. There are two private co-educational schools based in Witley: Barrow Hills offers both infant and junior schooling and King Edward's provides secondary education. The Music Works, which has recently moved to Rodborough School, is a Yamaha Music School and has pupils from the Parish and the wider locality.
- 6.3 In both Milford and Witley, local health facilities are positioned centrally in the village. Milford is supported by two GP practices. The Guildford Rivers practice is based in Chapel Lane, Milford. Witley Medical Partnership has two surgeries, the Milford Crossroads Surgery and one in Wheeler Lane, Witley. Parking is a particular challenge at the Witley practice.
- 6.4 There are also private dental practices in Milford and Witley villages. Lucks Yard Clinic in Milford provides a variety of private chiropractic, physiotherapy and other health treatments. The Clockhouse in Milford also offers chiropody once a month for older residents.
- 6.5 Witley Parish also has four busy community halls that host various activities, private functions and provide a focus for annual events such as summer fêtes and Christmas celebrations.
- 6.6 The three village halls in the Parish, in Milford, Witley and Brook, were built in the 1920s and 1930s and are all in need of modernisation. Burton Pavilion on Milford Heath was rebuilt in 2000 and is home to local football and cricket clubs as well as hosting general community activities.
- 6.7 Several of the village green spaces have play areas for children though these will need further modernisation in the longer term. Local children have repeatedly requested a skateboard facility.
- 6.8 Playing fields at Milford Heath and Chichester Hall are used by local sport teams, but the expanding Milford Pumas youth football club is looking for a permanent pavilion if a site becomes available.

Objectives

1. To ensure residents have access to high quality healthcare facilities.
2. To support the Parish's schools and nurseries and enable them to improve and expand their buildings and facilities.
3. To protect and enhance our network of community facilities.
4. To help and support local residents to access high quality and suitable community facilities, including sports teams and interest groups.



- 6.10 The current GP surgeries in the Parish are limited in site space and are unlikely to be able to expand to meet the demand. There are concerns that, when more housing is built in the Parish, there will be more difficulty getting a doctor's appointment and increased parking problems at the existing surgeries. The NPSG is keen to see a new purpose-built healthcare hub that provides facilities for GPs, nurses, a pharmacy and a flexible medical suite. To achieve consistency with locally-generated health needs any such facility should not be less than 12,500 square feet internal floorspace and should provide at least 40 dedicated parking spaces.

Policy A1 – New Community Healthcare Hub

Proposals for the development of a new community healthcare hub will be supported where they are consistent with development plan policies.

Policies

Healthcare Hub

- 6.9 The Waverley Local Plan identifies a need for a significant number of new homes in Witley Parish. There are currently three doctors' surgeries in Milford and Witley. Two of these, Milford Crossroads Surgery in Milford and the Witley Surgery in Wheeler Lane are run by the same team.

- 6.11 The proposals for the new community healthcare hub go beyond the provision of traditional GP services. Plans to include a wider range of outpatient services would mean fewer journeys by local residents to the main local hospitals in Guildford and Frimley. A pharmacy and short-term respite care could also be incorporated.

School and Nursery Provision

- 6.12 Nursery schools across the Parish act as feeders for the two infant schools in Milford and Witley. Witley Infants is frequently oversubscribed, leaving families on the southern fringes of the Parish sometimes having to find school places in Haslemere. Both Witley and Milford Infant schools feed into Chandler Junior School and all are frequently oversubscribed. Additional classroom capacity has been added to all three but there is limited room on the sites for any further expansion. Rodborough Secondary School - on the edge of Milford - takes students through to 16 years old. It is set on a 25 acre site and has space for future expansion of both educational and other facilities.
- 6.13 There are two private co-educational schools based in Witley: Barrow Hills offers both infant and junior schooling and King Edwards provides secondary education up to A-Level. The Music Works, based at Rodborough School, is a Yamaha Music School attended by pupils from the Parish and the wider locality. It is important that current and future residents of the Parish are able to send their children to local schools. This increases the possibility of children cycling to school. School Travel Plans assist schools to set a strategy to encourage a reduction in the use of private cars by parents, which lessens the impact of school traffic on local residents.
- 6.14 A potential expansion plan for Rodborough School has been shared with the local community. The Parish Council in principle supports the expansion of the school and potentially any enabling development required to

fund the expansion, provided the development proposal has an acceptable impact on the amenity of neighbours and the environment and provides good quality development. Policy A2 provides a context for the determination of any such planning applications. A School Travel Plan setting out how pupils will be supported to travel to school using sustainable transport methods will be expected to support proposals for new and expanded schools. Sustainable transport measures including school buses, walking buses or improved cycle storage will be particularly welcomed and supported.

Policy A2 – School and Nursery Provision

Proposals for new schools and nurseries or expansions to existing schools and nurseries to improve facilities would be supported, where they comply with development plan policies.

Proposals involving school facilities should be designed, where feasible, to include provision for out of hours use of facilities by local community groups.



Local Green Spaces

- 6.15 The National Planning Policy Framework empowers communities to protect 'Local Green Spaces' of importance to local people. Policy A3 lists important Local Green Spaces in the village and Supporting Document I provides detailed justification for the identification of these Local Green Spaces. In accordance with the National Planning Policy Framework, most types of development on these sites would only be acceptable in very special circumstances. The Neighbourhood Plan would still support some appropriate development on these spaces, including for example the introduction of cycle lanes segregated from roads.
- 6.16 Unlike many other semi-rural areas in England, the level of recreational access to the countryside is an undisputed strength of Surrey and Witley Parish is no exception. At any time of day people can be seen enjoying the Parish's Local Green Spaces, whether they are more adventurous hikers and cyclists, locals on their daily dog walks or those enjoying family time at weekends. The protection of the Local Green Spaces in Policy A3 will help to retain the quality of green spaces available to local residents and visitors.

Policy A3 – Local Green Spaces

The following green spaces, as identified at Figure 6.1, are designated as Local Green Spaces:

- a. Enton Allotments, Petworth Road
- b. Redgate Allotments, Haslemere Road
- c. Jubilee Field, Church Road
- d. Milford Heath, Haslemere Road, including the area to south of Milford Heath Road
- e. Witley Recreation Ground, Petworth Road
- f. Robertson's Green, Brook
- g. The Pleck
- h. Blackhill Pond, Milford
- i. Moushill Green, Milford
- j. Land at Pirrie Hall, Brook
- k. Green at Amberley Road, Milford
- l. Playground at Amberley Road
- m. Sandhills Common
- n. Land at the end of Wheeler Lane, opposite the Star
- o. Sunnyhill Playground
- p. Middlemarch Playground

Development will only be supported within the designated local green spaces in very special circumstances.

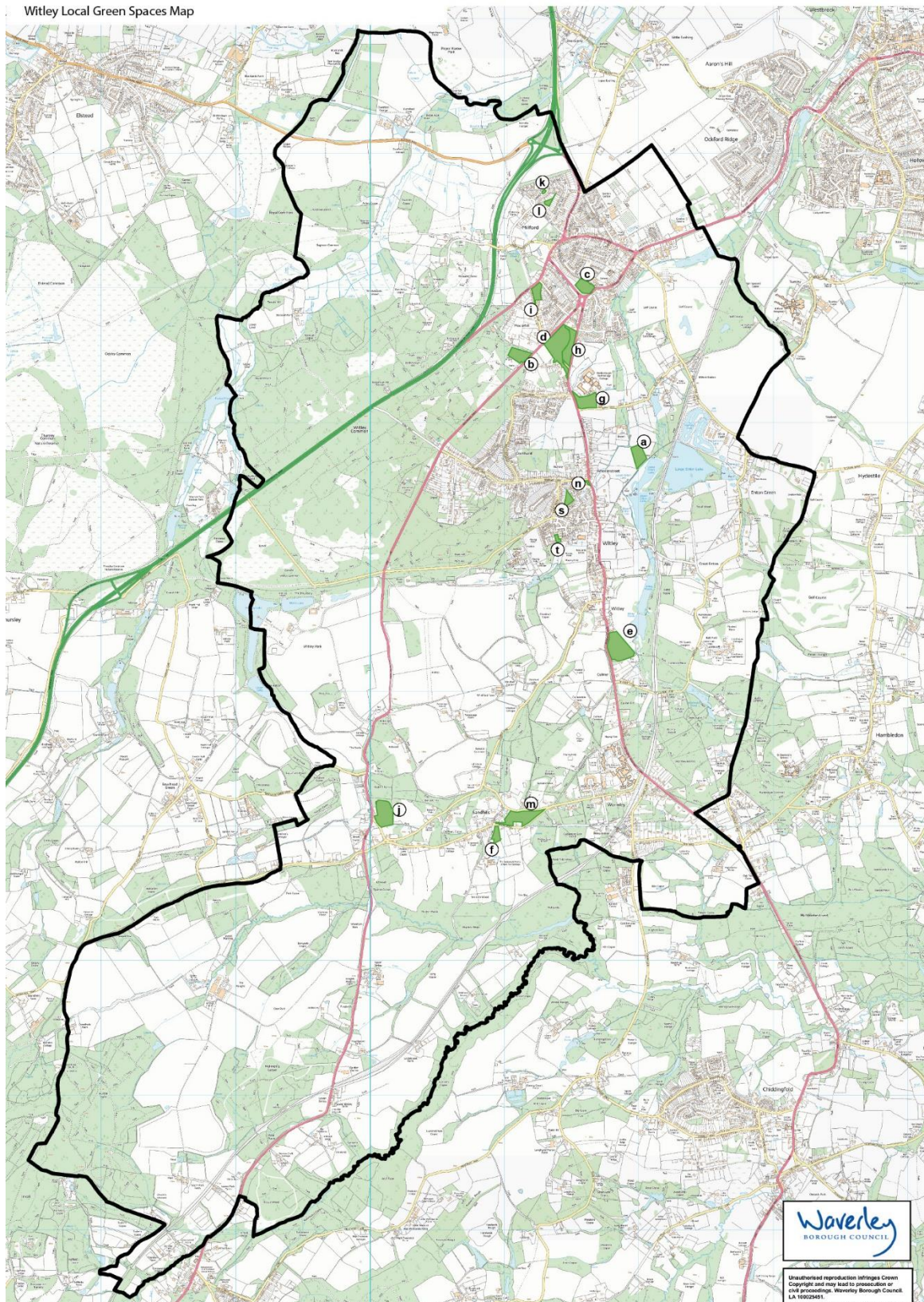


FIGURE 6.1: LOCAL GREEN SPACES

6.17 It is important that green space provision increases alongside new homes, in order to ensure the overall provision of green space per resident is not diminished over time. Policy A4 sets out support for such spaces, which must also be accessible to the existing local population. This is particularly true when the need for Suitable Alternative Natural Greenspace (SANG) provision is considered necessary because it should attract people away from protected areas.

Policy A4 – Future Green Spaces with Public Access

Green spaces created in support of new development, including Suitable Alternative Natural Greenspace (SANG), should be publicly accessible at all times and, where possible, conveniently located within sites in relation to existing built up areas and accessible by sustainable transport methods.

Play Areas, Recreation Grounds and Sports Facilities

6.18 New Major Development sites are expected to provide new or contribute towards improved play areas where appropriate. The Parish includes a number of play areas including:

- Jubilee Field, Milford, which consists of play equipment for younger children and some exercise equipment for older children and adults;
- Witley Recreation Ground, which has equipment for younger children;
- Sunnyhill, Witley, which has a small area of equipment for younger

children and some facilities for older children;

- Pirrie Hall, Brook, which has play equipment for younger children; and
- Amberley and Middlemarch, which each include a small amount of play equipment.

6.19 Our recreation grounds at Jubilee Field, Milford Heath, Witley and Brook are very well-used by local sports teams. There are several local football clubs in the villages, who play regularly at Milford Heath and Witley; and several cricket teams who play at Milford Heath, Witley and Brook. The challenge in the Parish is the lack of suitably flat and well-drained areas on which to play sport. There is a thriving junior football organisation (the Milford Pumas), which has over 400 members. They are looking for a permanent home site, ideally including a pavilion, pitches and car parking.

6.20 With the exception of planned new equipment for older children at Jubilee Field, all the playgrounds are in need of rejuvenation. There is a marked absence of suitable areas for older children and requests received have included specialist areas such as a skateboard park. In addition, the WNP is keen to support equipment for use of adults and older residents, such as outdoor gym equipment.

6.21 Rodborough School has plans to improve its sports facilities, which would be accessible to the local community out of hours. Policy A5 would support that ambition.

6.22 The Infrastructure Delivery section of this WNP considers how improvements may be funded.

Policy A5 – Play Areas, Recreation Grounds and Sports Facilities

Proposals to develop new or improve existing play areas and recreation grounds in the Parish will be supported where they comply with development plan policies.

Community Halls

6.23 Our community halls are the backbone of the social infrastructure in the villages, providing spaces for learning, celebrations, entertainment and exercise. The community halls include:

- Burton Pavilion, Milford Heath
- Chichester Hall, Petworth Road, Witley
- Milford Village Hall, Portsmouth Road, Milford
- Jubilee Hall, Church Lane, Witley
- Pirrie Hall, Haslemere Road, Brook
- Scout hut, New Road, Milford
- St John’s Church Centre, Church Road, Milford
- The Clockhouse, Chapel Lane, Milford

6.24 Chichester Hall and the Burton Pavilion are also the sports pavilions for the adjacent sports fields, providing changing facilities for home and away teams and officials. Potential expansion to Burton Pavilion has been discussed and a proposal may come forward during the Plan Period.

6.25 Both Chichester Hall (built in the 1930s) and Milford Village Hall (built in 1925) are in a state of disrepair and urgently require upgrading. There are ambitious plans to improve both

buildings, making better use of the space, increasing the energy efficiency and creating opportunities to increase the letting income. This will enable the buildings to be adequately maintained and continue to be community hubs to serve our increasing population.

6.26 There are plans to rebuild the existing scout hut in Milford to provide more energy efficient, modern facilities for local scouts and guides.

6.27 Where appropriate, WPC would support the designation of Assets of Community Value as a means of preventing the loss of an important commercial facility.

Policy A6 – Community Halls

Improvement to existing community halls (including sports pavilions, scout huts and other buildings available for wider community use) will be supported where they comply with development plan policies. The following proposals will be particularly supported:

- (a) The refurbishment of existing community halls to increase energy efficiency and install appropriate renewable energy systems;**
- (b) The refurbishment or expansion of community halls to increase their ability to raise money through letting space or providing services ancillary to the hall use such as a café or bar.**

7. Transport

Introductory Text

- 7.1 Witley Parish is well served by transport links, benefiting from its proximity to the main road and rail networks between London and Portsmouth. Local roads provide easy access to Godalming, Guildford, Woking and Haslemere, as well as fast connections to regional motorways and national airports in the South East. The opening of the Hindhead Tunnel in 2011 also ensured a faster route to Portsmouth though a less welcome consequence is severe congestion on the A3 trunk road up to Guildford during morning rush hour.
- 7.2 This regional accessibility may be reflected in the car ownership levels in Witley Parish which are comparatively high, with 15% of households owning 3 or more private vehicles, compared to 10% for the South East Region and 7% for England (2011 Census). It is therefore no surprise that private car is the most popular mode of transport for travelling to work, used by over 46% of parish residents. About 7% of parish commuters travel to work by train. Nonetheless the majority of working people (51%) work at home or within 10km of their home (2011 Census). Bus services are available to local towns such as Godalming, Haslemere, Guildford and Midhurst but these do not run late into the evening. There is also a hoppla bus service that can be booked for access to local hospitals and other vital services.
- 7.3 The convenience of local transport infrastructure is affecting traffic levels across the Parish with people coming from outlying rural areas on the Surrey / Sussex border to connect with the A3 and to use the stations at Witley and Milford. Parking at both stations is now under severe pressure during the week. Road networks around Witley and Milford are often congested in the morning and evening rush hours. In addition, larger freight lorries are increasingly using the local A roads to Petworth, Midhurst and Chichester to access local areas and the wider South Coast region.
- 7.4 The high levels of traffic on the roads has been regularly highlighted as a concern during resident consultations as part of the neighbourhood plan. Of particular concern is pedestrian safety in the main village hubs with local residents having to use very narrow footpaths or navigate busy roads with no protected crossing points. Specific examples are pedestrian routes from Milford Station to the village centre and for school children walking along Rake Lane to Rodborough School.
- 7.5 During term times, levels of traffic are noticeably higher and congestion worse in the peak travelling times so more needs to be done to encourage more walking and cycling to and from all local schools.
- 7.6 Residents are looking to planning authorities to take account of increased traffic impact from new housing

developments and to ensure the need to improve pedestrian access and safety in village centres and school access routes is implemented.

Objectives

- 1. To improve the experience of moving around the Parish, for pedestrians, cyclists and those using public transport, in order to support people who want to use their cars less.**
- 2. To support steady traffic flow at appropriate speeds with minimal congestion and without compromising air quality or noise, mitigating the impact of additional road traffic on local people, services, business and the natural environment.**
- 3. To expect development to provide a sufficient amount of parking, while seeking to limit, as far as reasonably possible, growth of traffic arising from new residential developments.**
- 4. To support the delivery of electric vehicle chargepoints and chargepoint infrastructure across the Parish.**

Policies

The Pedestrian Environment

- 7.7 Research by the NPSG and feedback from the WNP consultation process has shown that there are many ways the pedestrian environment can be improved across the Parish.
- 7.8 Many pavements in the Parish are very narrow. The speed of the passing traffic, and the size of some vehicles

results in many people choosing not to walk to key destinations, adding to congestion on the roads. A key example is Station Lane, leading to Milford Station, which has sections of very narrow pavement which are currently in a very poor state of repair and prone to flooding. Another important example is at Petworth Road / Church Lane in Witley, where the pavement is very narrow and in close proximity to a large tree. Both these roads are also used by a relatively large number of heavy goods vehicles which have to pass very close to pedestrians.

7.9 Opportunities for new footpaths and new/improved pavements include:

- Public footpaths through the development on Milford Golf Club to provide access to Church Road, Milford and to Station Lane and Milford Station and provide a connection to Busdens Way to provide safe access to Rodborough School and other facilities;
- A footpath on the western side of the Guildford and Godalming By-Pass Road (A283), allowing the residents of site DS30 (Land at Coneycroft, Milford) if identified in LPP2 as suitable for development to access Milford Village on foot; and
- A footpath along Lower Moushill Lane to accommodate DS27 (Land at Moushill Mead, Milford), DS29 (Land at Manor Lodge, Milford) and DS31 (Land at Old Elstead Road, Milford), should those sites be developed, linking them with Cherry Tree Road.

Transport analysis carried out by WPC with support of the Highways Authority has

shown the following areas to be most appropriate for a pedestrian refuge, linking up existing pathways and allowing the safe crossing of roads:

- Milford Pharmacy, A3100 Portsmouth Road
- At Squires Garden Centre, A3100 Portsmouth Road
- On Station Lane, near the bottom of Rake Lane
- Wheeler Lane / A283 (Petworth Road) junction
- The White Hart, A283 (Petworth Road)
- King Edward's School, A283 (Petworth Road)
- Chichester Hall, A283 (Petworth Road)

7.10 The Parish Council acknowledges that these potential improvements to the pedestrian network are highways matters and which would not necessarily be delivered through the planning process. On this basis Policy T1 sets out the way in which the Parish Council expects major developments to respond positively to opportunities to provide safe and attractive pedestrian and cycle connections to the highway network in general and to facilities in the neighbourhood area in particular. The policy acknowledges that a developer will only have limited ability to influence safe pedestrian and cycle access within and around the development site concerned. Policy T1 should be read in association with the provisions of Policy ND6 of this Plan.

Policy T1 – Improving the Pedestrian and Cycling Environment

As appropriate to their scale, nature and location proposals for major development should incorporate safe and attractive pedestrian and cycle connections. Where the opportunity exists, such connections should relate to broader and comprehensive approaches to movement within the Parish that aims to encourage walking and cycling and reduce reliance on less sustainable modes of transport.

- 7.11 A key element of integrating new development into the Parish is through introducing a road layout that does not worsen, but potentially improves, the local highways network. Policy T2 provides a context within which major development should provide safe and attractive connections to the highways network.
- 7.12 The policy has been developed in the context of capacity issues at existing junctions in the parish. For example, the junction of Station Lane and Church Road is already often congested at peak hours. It is anticipated that this problem will increase significantly when up to 200 homes at Milford Golf Course are fully occupied and add traffic congestion to the roundabout. The layout of this junction in close proximity to the mini-roundabout on the A3100 is also unsatisfactory for use by the HGVs going to and from the large fruit farm at Tuesley. There is also concern in the Parish that pressure on this junction will increase as a result of the thousands of new homes which are due to be built on the eastern side of the Borough during the Local Plan period in the Dunsfold/ Cranleigh area. This is because some

residents and trade vehicles may opt to travel to Milford to access the A3. Another junction that would benefit from upgrading is the junction at the Old Portsmouth Road and Cherry Tree Road, where existing traffic lights should be upgraded to incorporate filter lights on the slip road to allow pedestrians to cross safely. Finally, it would be beneficial to upgrade the junction of Wheeler Lane and the Petworth Road (The Star).

Policy T2 – New Highways Design

As appropriate to their scale, nature and location proposals for major development should:

- (a) **Maintain the quality and convenience of pedestrian and cycle routes and introduce new features to enhance the quality and convenience of these routes;**
- (b) **Maintain and where practicable enhance safety for road users, cyclists and pedestrians;**
- (c) **Incorporate design features that manage the speed of traffic, appropriately reducing speeds in certain locations without causing congestions;**
- (d) **Provide good visibility splays (without signage obscuring visibility);**
- (e) **Allow for adequate turning space (where appropriate);**
- (f) **Be of a sufficient layout to prevent congestion at junctions e.g. through careful use of traffic management measures;**
- (g) **Be designed in a way that limits impact on traffic flow on existing roads;**

- (h) **Support emergency vehicle access at all times;**
- (i) **Support the convenient access of servicing and delivery vehicles; and be safely integrated with routes for pedestrians and cyclists.**

Improvements to existing road junctions to accommodate increases in traffic arising from new development are supported.

Parking

- 7.13 Census data shows that there is a higher level of car ownership in the Parish than in Waverley and Surrey as a whole. Many of their owners are living in houses without off-street parking, meaning streets are already quite congested. Where streets become highly congested it is not uncommon to see cars parked dangerously near junctions or on pavements. On this basis Policy T3 of the Plan requires that car parking is provided in accordance with current or future standards in the Borough. This will ensure that new development does not contribute towards existing off-street car parking pressures in the parish.
- 7.14 While the WNP supports proposals that would allow a reduction in car use, WPC recognises that this is not always achievable in remote locations and in reality many families will own a greater number of cars than Surrey County Council's minimum car parking standards.
- 7.15 Electric vehicles will become the prevalent type of private vehicle between now and 2040, with the Government setting a target for a ban on petrol and diesel cars by then. Since the lifespan of a home far

exceeds 22 years, it is important that residents will be able to easily install electric vehicle charging points. We therefore require developers to use the simplest introduction of this infrastructure by fitting passive connections during construction. This requirement to provide fast vehicle charging points (7kw) is in accordance with the expectations of the Surrey County Council Vehicular and Cycle Parking Guidance (2018), which states these are increasingly better value. In addition to the planning issues identified in the policy electric vehicle charging infrastructure within new development should meet the minimum technical specification published by the Office for Low Emission Vehicles.

7.16 WPC's consultation exercises have found that the provision of larger capacity car parks at Milford and Witley stations is considered by residents to be an important measure that should be taken to improve road safety and reduce traffic problems in the Parish. This could be facilitated by developers working with Network Rail to provide double decks at each car park (subject to the exact details of proposals).

7.17 There is already a need for more safe parking in the Parish and this will grow with new housing. Parents taking children to and from schools, users of community facilities, surgery patients and people who shop in village centres all find parking difficult and often park on pavements. Car park provision is often inadequate for demand.



Policy T3 – Parking

All new residential developments should provide an appropriate number of resident and visitor car parking spaces in accordance with the Waverley Borough Council Parking Guidelines Document (October 2013) or any updates of those standards which may come forward in the Plan period.

All major residential proposals should ensure that at least 10% of all car parking spaces are provided as undedicated visitor spaces.

Development proposals that result in the loss of existing off-street car parking provision to existing dwellings, below that set out above, will be strongly resisted unless an equal amount of replacement off-street car parking is provided in a suitable and appropriate location within the Parish.

Proposals for non-residential development are expected to meet the parking level space standards prescribed by the latest Surrey County Council vehicular and cycle parking guidance.

Accessible parking spaces must be located within close proximity of the dwellings that they serve and must be carefully considered in terms of access between spaces and entrances to properties, including for wheelchairs.

Parking spaces associated with new residential development should be designed to provide electric vehicle charging points and support future installation of charging equipment in accordance with Waverley Borough Council's Parking Guidelines and Surrey County Council's Vehicular and Cycle Parking Guidance or any updates of the Guidance which may come forward in the Plan period.

Chargepoints shall be located so that they can be accessed by the maximum number of parking spaces at the development.

Proposals for the incorporation of public electric vehicle charging points within major developments will be supported. Proposals which have regard to existing provision in the local area and which would work in a complementary fashion to such facilities will be particularly supported.

Well-designed proposals that would result in an increase in parking capacity at Milford and Witley Stations or in the village centres will be supported where they conform with other policies in the development plan.

Managing the impact of new development

- 7.18 In order to mitigate the impact of Major Development on the transport network, it is important in the first instance to assess its likely impact. The threshold of Major Developments is set by Paragraph 111 of the National Planning Policy Framework (2019), which expects developments that generate significant amounts of transport movement to measure their impact on the network. In the context of Witley Parish, which has high volumes of traffic passing through it, a threshold of Major Developments is considered most appropriate for this policy. Applicants should refer to national guidance on Transport Assessments, currently contained in National Planning Practice Guidance. Transport assessments should include calculations at peak hours on weekdays, during school term time. Policy T4 has been developed specifically in the context of the levels of strategic development to be accommodated in the parish as part of the implementation of the Waverley Local Plan (Parts 1 and 2).
- 7.19 Air pollution is becoming one of the main health threats facing the UK. Specifically, it comprises greenhouse gases (such as carbon dioxide (CO₂) and ozone (O₃) and local air pollution. The most important regulated gas for legal purposes in ambient air is NO₂. One of the main causes is vehicles and congestion which means engines idle and air pollution becomes concentrated in those locations.

Policy T4 – Transport Assessments and Air Quality

Major Development applications or other proposals that would cause a significant amount of transport movement, including any with regular heavy goods vehicle movement, should be supported by a Transport Assessment, which should demonstrate predicted levels of traffic generated from the proposed development and the impacts of this additional traffic on roads and junctions within the neighbourhood area. Transport Assessments should identify areas of established traffic congestion.

Where severe negative impacts on the network are identified developers should contribute proportionately towards the costs of off-site highway improvements where they directly relate to the development concerned to mitigate this impact in order to make the planning application acceptable.

Major Development Proposals will be expected to assess the impact of the development on air quality via an Air Quality Assessment and propose appropriate mitigation measures having regard to existing local policies, strategies or Air Quality Action Plans.

- 7.20 Travel Plans are key documents that help to address the potential negative highways impacts through appropriate mitigation measures of new developments on roadways as identified in a Transport Assessment. Travel Plans should also be prepared to include content suggested by national planning guidance, which is also

currently contained within National Planning Practice Guidance.

- 7.21 It is important that Transport Assessments and Travel Plans are prepared for developments requiring heavy goods vehicle access as the combination of narrow roads and heavy traffic is a problem in the Parish, particularly on the route between the Hall Hunter fruit farm on Tuesley Lane (off Station Lane) and the A3. If any of the business sites around the Parish were to become sites for intensive commercial activity, the impact, in terms of air pollution, noise, traffic congestion and safety would be considerable.

Policy T5 – Travel Plans

New development proposals that are likely to generate a significant amount of traffic or regular heavy goods vehicle traffic should provide and agree a Travel Plan setting out how opportunities for encouraging, facilitating and supporting use of and improvement to sustainable travel modes have been maximised and will be delivered with the aim of reducing pollution levels. The Travel Plan should be proportionate to the likely impact detailed in a Transport Assessment.

Cycling

- 7.22 The Guildford Bicycle Users Group and Godalming Cycle Campaign have proposed a “Greenway route” from Shalford that goes to Milford through Peasmarsh, Farncombe, Godalming and Eashing. This facility, if completed, will provide cyclists with access to a

wider variety of cycle paths to the north of the Parish and could potentially be extended through the sites proposed on the east of the A3 and then to Rodborough School. The proposers of the Greenway intend it for a wide variety of users including pedestrians, cyclists, wheelchair and buggy users, and parents wheeling pushchairs. It is not intended for use by people who wish to cycle at speed.

Policy T6 – Cycling

Proposals for the development of a “Greenway” suitable for cyclists wishing to access Godalming and Guildford (north of the Parish) will be supported where they comply with development plan policies.

Accessibility

Policy T7 – Accessibility in the Transport Network

Proposals incorporating practical measures to assist residents and visitors with limited mobility will be supported.

This includes careful placing of disabled car parking spaces, safer crossings giving ample time to cross, and wider pavements. Proposals that would make access difficult for people with limited mobility will not be supported.

8. Economy

Introductory Text

- 8.1 While the Parish contains no major settlements, it does have a functioning local economy that warrants protection. This includes several small industrial estates, as well as small offices, home workers and retailers. There are still several pubs and cafés in the Parish, although it is regrettable that in recent years two pubs have closed. The pubs, cafés, shops and businesses throughout the Parish contribute greatly to the prosperity and cohesiveness of the local community. The major employers in the area are the schools (Rodborough and King Edwards being the most significant employers in the area).
- 8.2 There are over 70 retailers and businesses across Witley Parish providing a range of services for the community. Milford is the location for most retailers including two convenience stores, a petrol station, a post office and pharmacy, as well as hairdressers and other personal services. The range of independent food retailers in Milford is unusual for a village setting these days with two butchers, a fishmonger, an off licence, a farm shop and a wine merchant. Witley has two shops and a hairdressing salon; and across the Parish there is a variety of firms, household, IT and digital, veterinary and garden services. Retail stores in other settlements within the Parish have all closed.
- 8.3 Milford has enough retail parking for even the busiest shopping periods. In Witley's small village centre, parking is a far bigger issue with only four parking spaces and people having to cross the busy A286 Petworth Road to reach the grocery and newsagent store/post office.
- 8.5 For recreational eating and drinking there is a mixture of pubs serving food and cafés. The Parish also has one licensed social club but another, the Fosters Club in Witley, has closed quite recently.
- 8.6 In terms of local employment, the 2011 Census shows that, compared to regional and national averages, Witley Parish has a slightly higher proportion of economically active residents at 74%. Also, a higher percentage of economically active people are currently working part-time. Residents are mostly employed in highly skilled and better paid jobs, with around 40% of residents in management and professional and technical roles.
- 8.7 The 2011 census data showed 17% of people in the parish work mainly from home. For this group and the small businesses in the community, neighbourhood plan focus groups have highlighted that the inconsistency of local high-speed broadband services is a major frustration and a limitation on commercial productivity.
- 8.8 The 2011 census also reported that 20% of people in employment within the Parish travelled less than 5km to work and the majority of working people (51%) work at home or within 10km of their home. Schools are a significant employer in the area although their Heads have said that the cost of housing makes staff recruitment a struggle.

8.9 The parish community has emphasised that they want future development policies to retain a healthy balance between residential and commercial property. There is a concern that empty commercial properties will continue to be targeted for residential development. Feedback from residents has shown that they want to have the option of working locally. Where possible, the conversion of commercial properties to residential use will be strongly resisted by WPC.

Objectives

1. To support our network of local shops, restaurants and pubs.
2. To protect and support the enhancement of employment sites.
3. To support residents working in the Parish.



Policies

Retail Uses

8.10 The Parish has a number of retail services, including shops, restaurants and cafés, and pubs. These amenities are vital to a prosperous rural community and will become more important as the Parish population grows. The WNP acknowledges that these uses may not be as valuable as other uses (such as residential use) and that it can be financially attractive to change the use to another use. This practice can occur without the need for an express planning application and can result in the loss of pubs to supermarkets, which this policy also seeks to address. It is important that retail uses are only lost where the site is clearly not viable in its current use. This is most likely to be provided in the form of marketing evidence, showing the site has been continuously unsuccessfully marketed for a period of time. Applicants should seek to provide a minimum of 12 months' marketing evidence showing the site has been marketed locally and generally on a range of platforms (including online) and at a market price which is consistent with the existing use and does not reflect any increase in price due to actual or potential conversion to residential. Platforms should be the most popular appropriate (having regard to the existing use class) and commonly used for the sector, rather than some obscure or lesser known site. The second part of Policy E1 takes account of the general provisions of the Use Classes Order. In some cases, permanent or temporary changes in the use of buildings from retail, financial and professional services and food and drink uses to other uses are permitted development and would therefore be beyond the specific control of the policy.

- 8.11 In Milford local centre it is important that not only are existing retail units protected, but that new units are encouraged for the benefit of the growing local population. This approach is consistent with Waverley Local Plan Part 1 Policy TCS2.

Policy E1 – Retail Uses

Proposals for the provision of new retail and service facilities will be supported, provided that they would support the vitality and viability of existing retail and service facilities within the Parish.

Insofar as planning permission is required proposals involving the loss of any retail, financial and professional services and food and drink units will not be supported unless it can be demonstrated that the continuing use of the property concerned for such uses is either unviable or would offer an equal or greater community benefit to the village concerned.

Employment

- 8.12 The protection of employment land within Policy E2 will ensure that Witley Parish retains a small but important amount of employment floorspace. It is important that Business and B Class uses are only lost where the site is clearly not viable in its current use. This is most likely to be provided in the form of marketing evidence, showing the site has been continuously unsuccessfully marketed for a period of time. Applicants should seek to provide a minimum of 12 months' marketing evidence showing the site has been marketed locally and generally on a range of platforms (including online) and at a market price which is consistent with

the existing use and does not reflect any increase in price due to actual or potential conversion to residential. Platforms should be the most popular appropriate (having regard to the existing use class) and commonly used for the sector, rather than some obscure or lesser known platform. The first part of Policy E2 takes account of the general provisions of the Use Classes Order. In some cases, permanent or temporary changes in the use of buildings from Business Class and Class B uses to other uses are permitted development and would therefore be beyond the specific control of the policy.

Policy E2 – Employment Sites

Insofar as planning permission is required proposals involving the loss of any Business and B-Use Class units will not be supported unless it can be demonstrated that the continuing use of the property concerned for such uses is either unviable or would offer an equal or greater employment or commercial benefit to the local community concerned.

Proposals for the intensification of existing employment sites will be supported subject to conformity with other development plan policies.

New employment development in the Business and B-Use Class should be proportionate to the size and employment needs of the neighbourhood area. Proposals which support the adaptability and / or expansion of existing local business will be supported, subject to conformity with other development plan policies. Proposals for employment development should not result in a net loss of residential units unless they are justified by a clear local economic need.

8.13 Policy E3 supports development that would positively affect the significant number of home workers in the Parish as identified in the 2011 Census.

Policy E3 – Home Workers

Insofar as planning permission is required, proposals which would assist home workers in the Parish will be supported where they comply with development plan policies.

The following developments will be particularly supported:

- The creation of a flexible workspace facility for home workers; and
- Improvements to high-speed internet provision.



9. Natural Environment

Introductory Text

- 9.1 The WNP area includes a significant amount of countryside, much of which is protected for its important biodiversity value.
- 9.2 The Parish has land in the Wealden Heaths Special Protection Area, a site recognised by the European Union as hosting important and threatened heathland birds. This means that residential development comprising within 5km of the SPA has to provide Suitable Alternative Natural Greenspace (SANG) away from the SPA, in order to encourage recreational uses such as dog walking on these alternative areas.
- 9.4 Witley and Milford Commons are an internationally important example of dry lowland heathland. It is owned by the National Trust. As well as being a site of Special Scientific Interest (SSSI), Witley Common is also designated as a Special Area of Conservation, recognising the importance of its dry heath habitats in a European context. It consists primarily of lowland dry heathland, but also contains grassland, secondary birch woodland, ponds and a small area of hazel coppice.
- 9.5 Thursley and Ockley Bog is a designated Ramsar site. A Ramsar site is Wetland of International Importance under the 1973 Ramsar Convention.
- 9.6 Rodborough Common is 62 hectares managed by Surrey Wildlife Trust for Surrey County Council. It is within the AONB and classified as a Local Nature Reserve and Site of Nature Conservation Importance. This is a heathland nature reserve with areas of woodland and acid grassland. Reptiles such as the common lizard and grass snake can be seen, along with many bird and butterfly species including the silver studded blue, which is only found on heathland sites. The reserve is also home to several nationally scarce invertebrates.
- 9.7 Mare Hill Common is 40 hectares of heathland, woodland and scrub which is currently managed by WBC under a countryside stewardship arrangement with Natural England. WBC states, 'The heathland communities at Mare Hill are of particular importance as they support a number of rare and specialist species of birds, reptiles, invertebrates and plants, and the site is thus protected under both UK and EU law. Mare Hill is a prime site for invertebrates such as bees, solitary wasps, and the delicate silver studded blue butterfly. Three birds on the European list of threatened species; woodlark, nightjar, and Dartford warbler can be found nesting amongst the heather and grasses. Five reptile species, including the threatened sand lizard, take advantage of the cover and relative warmth in amongst the heathland shrubs.

9.8 Mature trees are a particular and very important feature of the Parish streetscape which should be maintained and protected wherever possible. There are also many densely wooded areas throughout the Parish. These and other natural spaces serve as wildlife corridors and help to link the protected areas.

9.9 Areas of the Parish have experienced serious flooding events in recent years. Flood risk must be managed alongside new development, particularly on sites that have identified flood risk, including surface water flood risk.

Objectives

- 1. **To ensure local biodiversity is protected and enhanced and not impacted by new development.**
- 2. **To ensure new and existing residents and businesses are not exposed to unacceptable flood risk in relation to new development.**



Policies

Environmental Impact of Development

9.10 The provisions of policy NE1 are developed based on evidence prepared in support of the Waverley Local Plan Part 2. The Parish benefits from a large number of valued biological and geological assets. The most precious of these is the internationally designated Wealden Heaths Special Protection Area and there are a number of other sites of national, regional and local importance. Development can lead to the deterioration or loss of these assets, or provide opportunities to enhance these assets, such as through the removal of invasive species.

9.11 The impact of pollution from development is also a growing concern. Each year in the UK, around 40,000 early deaths are attributable to air pollution according to the Royal College of Physicians. Poor air quality can have a synergistic effect with other issues such as smoking greatly increasing the impact on human health. Relatively minor developments can cumulatively have a significant negative impact on air, water, and soil quality. As such, it is important that all development avoids contributing to the worsening of air, soil, and water quality. The Government has found evidence that the stress of living within an area with environmental hazards, such as poor air quality or a high risk of flooding, can also pose an additional risk to an individual’s mental as well as physical health, further emphasising the importance of Sustainable Development that does not create additional exposure to existing and new residents. Where noise

assessments are required, they should conform to the BS4142:2014 (or as updated) criteria.

Policy NE1 – Environmental Implications of Development

Development should:

- (a) Not cause a deterioration to the environment by virtue of potential pollution of air, soil or water, including that arising from the storage and use of hazardous substances and which seeks opportunities to improve air and water quality where possible;**
- (b) Not cause harm or damage to existing environmental assets such as areas of ecological or geological value and maximise opportunities to enhance such assets;**
- (c) In areas where contamination is known or likely to be found, be subject to a desk-based assessment of the likelihood and extent of land contamination, followed by an intrusive investigation where appropriate, together with the provision of any appropriate remediation measures;**
- (d) Maximise opportunities to provide net gain in relation to ecological and geological assets including through the creation of coherent ecological networks;**
- (e) Where adverse environmental impacts are unavoidable, and the benefits of the development demonstrably outweigh the harm, ensure impacts are appropriately mitigated.**

Trees and Hedgerows

- 9.12 It is important that Witley Parish retains its important woodland for the benefit of future generations. Policy NE2, taken as a whole, will ensure that the Parish remains an area known for its wooded character. It will ensure that the area's trees are correctly managed, which will benefit the Parish in a number of ways, including through the retention of biodiversity and reduction of flood risk. The second part of Policy NE2 comments about the need for a one-to-one replacement of any trees of arboricultural significance that are affected by otherwise acceptable development proposals. In this context arboricultural significance shall be taken to refer to mature healthy trees. Trees in prominent locations that have visual value should also be regarded as having arboricultural significance, particularly those in conservation areas. Replacement planting should be specified in a tree planting / landscaping plan and trees proposed for removal should be specified in a Tree Removal Plan.

Policy NE2 – Trees and Hedgerows

Subject to other development plan policies, proposals will be supported which:

- (a) Retain mature trees of arboricultural significance;**
- (b) Protect groups of trees, and established hedgerows;**
- (c) Provide adequate separation between trees and hedgerows and the proposed development to ensure they are not damaged and continue to grow and flourish.**

Development proposals that would result in the loss of mature trees of arboricultural significance will be expected to undertake 1:1 replacement planting unless it can be clearly shown that this is not feasible.

Major Development proposals should include an appropriate landscaping plan to ensure that where appropriate the wooded character of parts of the Parish are incorporated into the proposals.

This should involve the planting of new trees and hedgerows of native species in gardens, communal areas or roadside verges where practicable.

should take account of biodiversity conservation as appropriate to the scale, nature and location of the site concerned. In this context features such as incorporating bird or bat boxes in developments and incorporating features that will protect and preserve amphibians and small mammals will be particularly supported.

Policy NE3 – Biodiversity

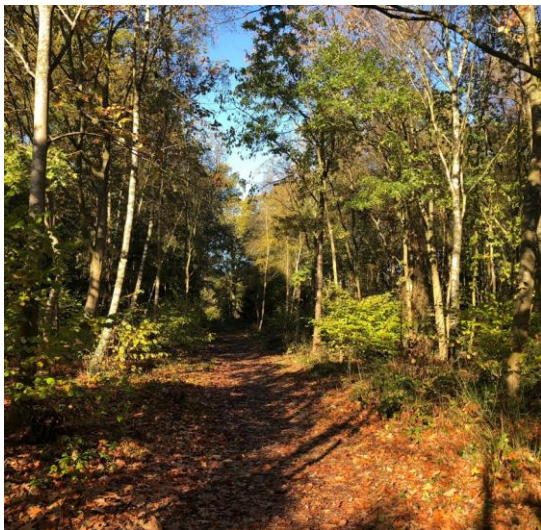
The protection and enhancement of urban and rural biodiversity will be supported. Sites should be rigorously assessed for species present on site and proposals should not cause harm to the habitats of protected species.

Measures to enhance biodiversity, such as through the creation of new habitats, the enhancement of existing sites and the development and implementation of ecological management plans will be supported, particularly where these can be conveniently and viably provided as an alternative to a feature that has less biodiversity value. Green roofs and walls will be supported where appropriate. Development proposals should seek to achieve a net biodiversity gain.

The design and landscaping of proposed developments should take account of biodiversity conservation as appropriate to the scale, nature and location of the site concerned. Major Developments should incorporate design features that support local wildlife within the context of the development site.

Biodiversity

- 9.13 The WNP seeks to encourage development that has the least possible negative impact on biodiversity and actually improves the ability of habitats to flourish within developed areas. This policy reflects that ambition through its practical expectations of applicants. In particular, the creation and maintenance of wildlife corridors will be important during the plan period. Where a development proposal may have a significant impact on a European designated site then a habitats Regulation Assessment must be undertaken. Where Suitable Accessible Natural Green Space is required its provision must apply the principles set out within Natural England’s Guidelines for the Creation of Suitable Natural Green Space (or any subsequent updated guidance from Natural England). The third paragraph of Policy NE3 sets out an approach which requires that the design and landscaping of proposed developments



Flood Risk

- 9.14 Parts of the Parish have experienced serious flooding, most notably in the winter of 2013/2014 where a number of properties were flooded over the Christmas and New Year period and certain roads became impassable. Policy NE4 will support the delivery of Sustainable Development that contributes to mitigating the risk of built development on local flood risk. This is particularly important for proposals on allocated sites, including Milford Golf Course.
- 9.15 It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses and surface water sewage. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding. Policy NE4 incorporates a balanced and co-ordinated measures to handle these important matters in a sensitive fashion.

Policy NE4 - Flood Risk

Development proposals that would result in surface water, groundwater and sewer draining into drainage gullies, ditches, culverts, pipes or other systems provided for surface water drainage that will run at some point downstream to areas of recognised flood risk (Flood Zones 2 and 3) should demonstrate that the wider system is capable of accommodating the anticipated increase in run-off arising from the proposed development.

Surface water generated on development sites should be addressed where practicable on site by means of Sustainable Drainage Systems (SuDS) and a long-term maintenance plan for such schemes must also be provided.

All development proposals are required to ensure that existing drainage systems and greenfield run-off rates are not worsened, and ideally are improved as a result of the proposed development. They must also ensure that no increase in surface water flooding will arise at the development site or be displaced into the surrounding area as a consequence of the development.

10. Infrastructure and Delivery Monitoring

Introductory Text

- 10.1 The development of sustainable communities requires the provision of a wide range of local facilities and services. Local infrastructure is crucial for enabling new development to integrate successfully with existing settlements and should protect residents from such problems as oversubscribed surgeries, congested roads and inadequate school capacity.
- 10.2 WBC collects financial contributions towards local infrastructure through a Community Infrastructure Levy (CIL) and Section 106 Agreements (or Section 278 for highways works). CIL is used to fund ‘off-site’ infrastructure, such as contributions towards local education provision or improvements to main highways. Section 106 and 278 Agreements are used to secure specific on-site infrastructure improvements, such as improvements to sewers, flood risk mitigation or on-site community facilities, or in the case of Section 278 Agreements, new access points and junction improvements.
- 10.3 CIL is a relatively new form of collecting infrastructure contributions that was introduced by the Government to regularise developer contributions towards off-site infrastructure. It is a flat rate levy based on the type of use proposed, with a cost per square metre. As the charging authority, WBC has set a levy and will decide on what

infrastructure most of the funding is spent on. However, 15% of CIL is automatically granted to parish councils for ‘neighbourhood level’ infrastructure, which rises to 25% in parishes with an adopted Neighbourhood Plan.

- 10.4 WPC is in the process of identifying several infrastructure projects needed to support new development in the Parish, which may be funded through the 25% neighbourhood level grant or, where appropriate, the local authority portion of CIL.

Objectives

- 1. To secure necessary contributions that make the impact of development acceptable.**
- 2. To set out priorities for community infrastructure projects.**

- 10.5 A WPC Infrastructure Delivery Plan will be prepared shortly after the adoption of the WNP. It is prepared in support of the WNP and in anticipation of the adoption of the Community Infrastructure Levy by WBC. It will be reviewed periodically through the WNP Period to ensure it continues to be accurate to the latest community infrastructure needs. The 25% neighbourhood element of the Community Infrastructure Levy (CIL), and where appropriate other money

collected through CIL, will be spent locally in accordance with the Witley Infrastructure Delivery Plan.

Development proposals should be discussed with the Parish Council before planning applications are submitted. In addition, the Parish Council will welcome discussions with the Borough Council on major development proposals when it is negotiating Section 106 or 278 Agreements

committed in the Local Plan Part 1) will be determined in the context of the production of the Local Plan Part 2. The eventual adoption of the latter will naturally resolve the current uncertainty over the location of additional residential development in the parish. In these circumstances the Parish Council will give consideration to a review of Section 4 of the Plan within twelve months of the adoption of the Local Plan Part 2.

10.6 Following the making of the neighbourhood plan, the Parish Council will:

- Seek to meet with applicants of planning applications for major developments to discuss local infrastructure needs and the features of the development prior to the preparation of a planning application;
- Monitor all planning applications to review conformity to neighbourhood plan policies, providing representations to WBC as required;
- Seek to monitor applications dealing with reserved matters on major developments.
- Monitor the Plan on a regular basis to review its effectiveness and relevance to national and local policies.
- Should the Plan become out of date seek to review its policies, whether partially or in full.

10.7 In the case of Witley the potential for a review of the Plan is a particularly significant issue given that the Parish Council and the Borough Council have agreed that the residual strategic housing requirement in the Parish (over and above that already

Glossary

Affordable Housing (NPPF definition)

As defined in the NPPF, affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to

those with a particular maximum level of household income, those restrictions should be used.

- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Agent of Change

Since August 2018, a person or business (i.e. the agent) introducing a new land use is responsible for managing the impact of that change.

Areas of Outstanding Natural Beauty (AONB)

An AONB is land protected by the Countryside and Rights of Way Act 2000. AONB designation protects the land to conserve

and enhance its natural beauty. Natural England are responsible for the management of AONBs. They must give advice to local planning authorities on development proposals in an AONB and are invited to make representations to emerging Development Plan Documents.

The NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB, which, alongside National Parks and the Broads, have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in the AONB.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 that enables contributions to be collected from developers to fund infrastructure improvements to replace most of the 'off-site' contributions agreed through Section 106 Agreements (see separate definition) such as funding for education and healthcare or sustainable transport. Local Planning Authorities adopt a CIL Charging Schedule that sets out a cost per square metre of floorspace with different rates for different uses (e.g. residential, commercial or hotels). Local Councils (including Parish Councils) are entitled to 15% of CIL payments, which increases to 25% in parishes where a Neighbourhood Plan is adopted. This money must still be spent on infrastructure, but Local Councils are entitled to determine which infrastructure projects.

Conservation Area

A Conservation Area is designated by the Borough Council under Section 69 of the Planning (Listed Building and Conservation Areas Act 1990) as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees in conservation areas. Designation as a Conservation Area puts an onus on prospective developers to produce a design that preserves and/or enhances the particular qualities of the area in question.

Development Plan

The Development Plan is the collective term to refer to all statutory planning policy documents adopted relating to a particular area. The WNP will become part of the Development Plan once adopted, sitting alongside the Waverley Local Plan Part 1 and (once adopted) the Waverley Local Plan Part 2. Over time Development Plan documents are developed and replace existing documents.

Flood Zones

The Environment Agency categorises all land into 'Flood Zones' based on the probability of flooding from rivers or the sea. The Flood Zones are:

- Zone 1 (low probability) comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

- Zone 2 (medium probability) comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1%- 0.1%).
- Zone 3a (high probability) comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%).
- Zone 3b (the functional floodplain) comprises land where water has to flow or be stored in times of flood.

Green Belt

A Green Belt is a designation that affects how land may be used. The approach to managing Green Belt Land is set out in the NPPF.

A Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Green Belt status is not a reflection of the quality of rural land; it simply reflects whether that land serves the Green Belt purposes set out above.

Most forms of development are regarded as inappropriate in the Green Belt by the NPPF and therefore can only be supported in 'very special circumstances', which are undefined and must be argued as part of individual planning applications.

Heritage asset

The NPPF defines a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets, which include Listed Buildings, Listed Parks and Gardens and Conservation Areas, Scheduled Ancient Monuments and World Heritage Sites, and 'undesigned' assets, which may be identified by the local planning authority or parish council (including locally listed buildings).

Housing Needs Assessment (HNA)

HNAs use data from a range of freely available sources to assess local demand for housing and provide information regarding the mix of housing that should be planned for in the future, within the context of the wider strategic housing market area and / or Development Plan housing target. For Witley, the HNA addresses what size of housing is appropriate to meet evolving local needs; how much affordable housing is needed within the Parish over the Plan period to 2032; and what provision of specialist housing for the elderly is required over the Plan period.

Infrastructure Delivery Plan

An Infrastructure Delivery Plan is a document that identifies infrastructure needs and priorities for a particular area, setting out how needed infrastructure will be funded and delivered. It can relate to many forms of infrastructure, such as highways, sewers, utilities infrastructure, green space, education and healthcare facilities and community halls. The Infrastructure Delivery Plan exists to add detail to the needs and priorities set out in the neighbourhood plan and to proactively set out how they will be assessed.

Listed Buildings, Structures, Parks and Gardens

Listing marks and celebrates the special architectural and historic interest of a building, structure, park or garden. It also adds special protection within the planning system, so

that the asset can be protected for future generations. The older a listed asset is, the more likely it is to be listed. Listed Buildings are graded into three categories:

- Grade I buildings are of exceptional interest; only 2.5% of listed buildings are Grade I.
- Grade II* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*.
- Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a homeowner.

Local Green Space

The NPPF states that a Local Green Space is an area of green space identified for protection in a Development Plan Document. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Locally Listed Buildings, Structures, Parks and Gardens

The NPPF states that locally Listed buildings, structures, parks and gardens are Heritage assets identified at a local level. While these assets are technically 'undesigned' and Listed Building Consent is not required, the impact of a proposal on an undesigned Heritage asset may be taken into account when determining a planning application.

Major Development

For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 sqm or more, or a site of 1 hectare or more, or is otherwise provided in the Town and County Planning (Development Management Procedure) (England) Order 2015.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework was published on 27 March 2012 and revised on 24 July 2018, with minor updates published in February 2019. It sets out the government's planning policies for England and how these are expected to be applied. It focuses on how plans should be made and how decisions should be taken, with a particular focus on delivering sustainable development.

National Planning Practice Guidance (NPPG)

National Planning Practice Guidance is a web-based resource that provides detailed guidance on planning practice to those engaging in the planning system. It generally expands on the interpretation of the National Planning Policy Framework, written ministerial statements or case law and its format allows it to be regularly updated to respond to changes in the sector.

Policies Map

Policies Maps show the location of designations and allocations set in a Local or Neighbourhood Plan (or relevant other designations such as a conservation area). By

virtue of simply providing a spatial illustration of Development Plan policies, Policies Maps form part of the Development Plan.

Public Realm

The Public Realm is commonly defined as any space that is free and open to everyone. It includes the space between and within buildings that is publicly accessible, including streets, parks and open spaces.

Special Protection Area (SPA)

SPAs are areas designated by the European Union Directive on the Conservation of Wild Birds. In accordance with the Directive, authorities are to ensure that no development takes place that would have a harmful effect on an SPA, unless appropriate mitigation is proposed.

Strategic Housing Market Assessment (SHMA)

A Strategic Housing Market Assessment seeks to set out a clear understanding of housing needs within an area over a specified time period. In considering the full objectively assessed need for housing, consideration is given to possible constraints to future housing supply including land supply, development constraints and infrastructure. A SHMA should set out the requirements for market and affordable housing by type, size and tenures.

Suitable Alternative Natural Greenspaces (SANGs)

SANGs are a form of mitigation developed to reduce the impact of residential development on certain SPAs, including in relation to the Wealden Heaths SPA. SANGs are a group of existing open spaces that are enhanced in order to attract human activity, such as dog walking or picnics, in areas away from SPAs.

Sustainable Development

The NPPF defines Sustainable Development. At a very general level, the objective of Sustainable Development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving Sustainable Development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective – to help build a strong, responsive and competitive economy;
- a social objective – to support strong, vibrant and healthy communities; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.

Transport Assessment

A Transport Assessment is a comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will need to be dealt with due to the anticipated transport impacts of the development.

Travel Plan

A Travel Plan is a long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Waverley Local Plan Part 1 (LPP1) and Waverley Local Plan Part 2 (LPP2)

The NPPF defines a local plan as a plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law, this is described as the Development Plan (see separate definition) adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. In the Neighbourhood Plan area, the Local Plan is comprised of the Waverley Local Plan Part 1 (LPP1) and the emerging Waverley Local Plan Part 2 (LPP2) which deals with site allocations and matters of design details.

Windfall Homes

Windfall homes comprise homes on development sites generally within the existing settlement boundaries (i.e. not within the Green Belt) but not specifically identified in the Development Plan.

Written Ministerial Statements

In the context of planning, Written Ministerial Statements are written statements produced by the Secretary of State for Housing, Communities and Local Government, or a Junior Minister in that Department, that provide clarification on the interpretation of planning policy and guidance, legal judgements or other relevant matters affecting the planning system