

Elstead and Weyburn Neighbourhood Plan

Site Assessment
Final Report

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Quality information

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Executive Summary

Background

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and through process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The Elstead and Weyburn Neighbourhood Plan, which will cover the whole of Elstead Parish and part of Peper Harow Parish in the borough of Waverley is being prepared in the context of the emerging Waverley Borough Council Local Plan and the existing 2002 Waverley Local Plan. It is the intention of Elstead Parish Council to allocate sites for development in the Neighbourhood Plan.

Elstead Parish Council has a made a good start in preparing the Neighbourhood Plan and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as having potential for housing for inclusion in the Neighbourhood Plan.

The emerging Local Plan sets out an allocation of at least 9,861 new homes between 2013 and 2032 across Waverley, an average of 519 per annum across the plan period. For Elstead, the Local Plan allocates a minimum of 150 new homes. However, Elstead Parish Council has confirmed that during the Examination in Public of the Plan the Inspector recommended increasing the number of new homes. This is expected to be cascaded down to the parishes and, therefore, Elstead will need to allocate a total of 160 new homes. This figure is considered to be 67 as 32 dwellings have already been provided or were granted consent since 2013 and there is a resolution to grant planning permission for 61 dwellings subject to a S106 agreement at Weyburn Works, Shackleford Road.

The purpose of the site appraisal is therefore to produce a clear assessment as to which of the potential sites are most suitable to meet the Neighbourhood Plan requirements and objectives. The site appraisal is intended to guide decision making and provide evidence for the eventual site selection to help ensure that the Neighbourhood Plan can meet Basic Conditions considered by the local planning authority (Waverley Borough Council), as well as any potential legal challenges by developers and other interested parties.

Waverley Borough Council assessed a number of sites in Elstead through technical work to support the Local Plan. This work has been reviewed, as well as an assessment of new sites that have arisen since, as part of AECOM's site assessment.

Site Appraisal Summary

The assessment has found that there are eight sites that are suitable for housing through the Neighbourhood Plan. In total, the eight sites could provide approximately 167 homes.

1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Elstead and Weyburn Neighbourhood Plan on behalf of Elstead Parish Council. The work undertaken was agreed with the Parish Council and the Department for Communities and Local Government (DCLG) in May 2017.

The Neighbourhood Plan is being prepared in the context of the proposed Waverley Local Plan¹ and the adopted Waverley Borough Local Plan (2002)². The emerging Local Plan, which will cover the period up to 2032, provides a framework for how future development across Waverley will be planned and delivered.

The proposed Waverley Local Plan is split into two parts:

- Local Plan Part 1: Strategic Policies and Sites
- Local Plan Part 2: Non-Strategic Policies and Sites

The Local Plan Part 1 focuses on strategic issues and priorities including the Council's overall strategy for where development should be located. It also tackles issues that are of particular importance locally, such as affordable housing and the preservation of a healthy, natural and attractive environment. Part 1 provides the framework for Local Plan Part 2 which will contain more detailed policies and the identification and allocation of land for non-strategic development to ensure that the overall vision set out within the Local Plan Part 1 is supported.

Local Plan Part 1 is also important in setting the framework for the development of neighbourhood plans. Neighbourhood plans are required to be in conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Elstead, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Figure 1-1 provides a map of the Elstead and Weyburn Neighbourhood Plan area, which covers the parish of Elstead and small area of Peper Harow. It is the intention of the Neighbourhood Plan Steering Group that the Plan will include allocations for housing.

Elstead Parish Council has made good progress in starting to prepare the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, including sites from the Neighbourhood Plan Call for Sites process.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of Waverley's adopted and emerging Local Plan; and from this pool of sites, which are the best sites to meet the objectives of the Neighbourhood Plan. In this context it is anticipated that the Neighbourhood Planning site selection process, aided by this report, will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

¹ Waverley New Local Plan:

<http://www.waverley.gov.uk/localplan>

² Waverley Borough Local Plan (2002):

http://www.waverley.gov.uk/info/1004/planning_policy/1424/the_existing_local_plan

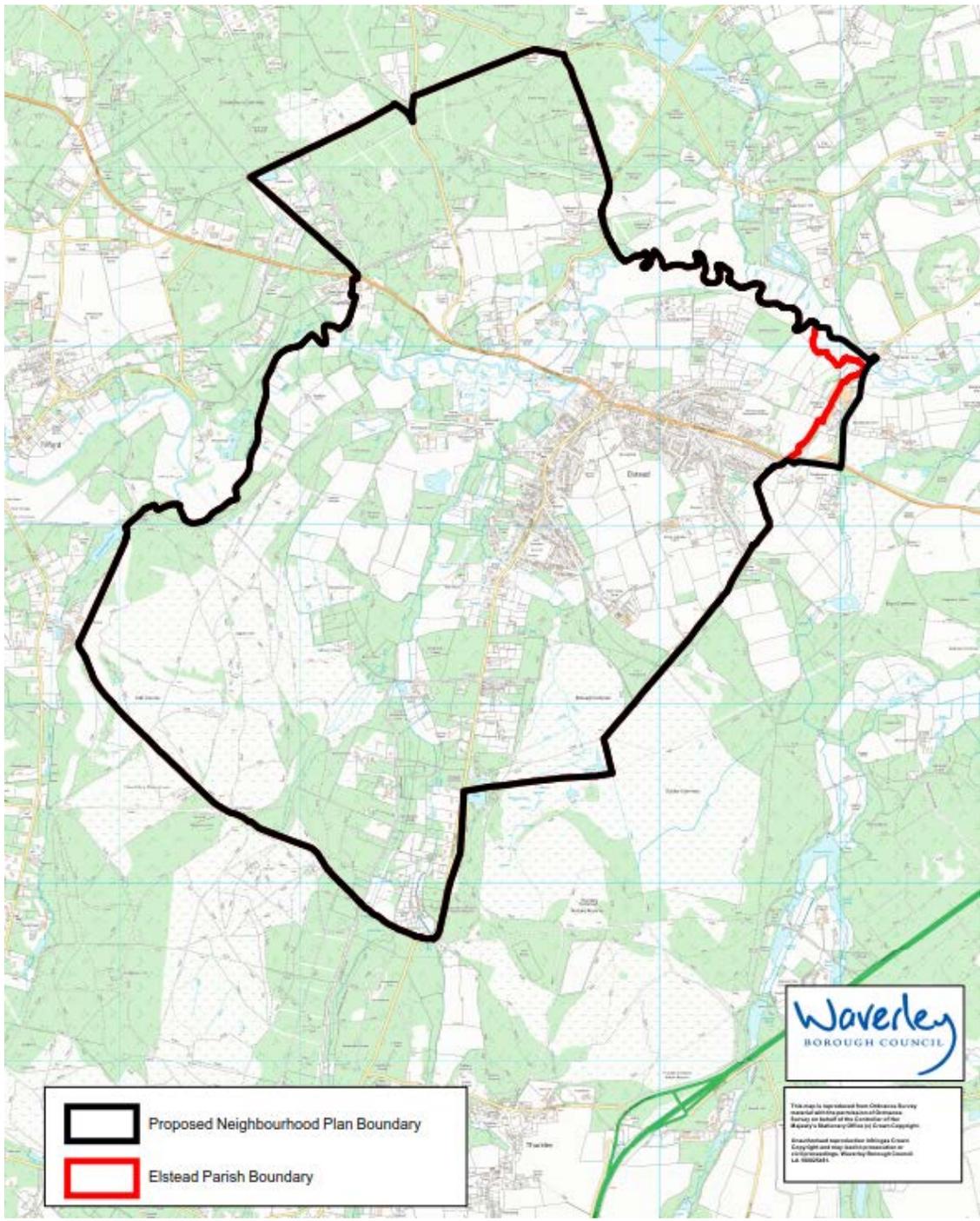


Figure 1-1: Elstead and Weyburn Neighbourhood Plan Boundary (Source: Waverley Borough Council)

1.2 Planning Policy

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the Local Plan, both emerging and adopted. The Local Plan evidence base also provides a significant amount of information about potential developments in Elstead.

The key documents for Waverley Borough Council planning framework include:

- Local Plan (2002)
- Local Plan Policies Map
- Pre-Submission Local Plan Part 1: Strategic Policies and Sites (2016-2032)
- Green Belt Review: Part 1 Strategic Assessment of Green Belt Purposes (August 2014)
- Land Availability Assessment (LAA) August 2016 (updated December 2016)

1.2.1 Pre-Submission Local Plan (2016-2032)

Emerging Local Plan policies relevant to Elstead include:

Policy SP2 – Spatial Strategy: To maintain Waverley's character whilst ensuring that development needs are met in a sustainable manner, the Spatial Strategy to 2032 is to:

- Avoid major development on land of the highest amenity value, such as the Surrey Hills Area of Outstanding Natural Beauty (AONB) and to safeguard the Green Belt;
- Allow moderate levels of development in larger villages (Bramley, Chiddingfold, **Elstead**, Milford and Witley), whilst recognising that due to Green Belt constraints, Bramley has more limited scope for development;
- Allocate other strategic sites (Policies SS1, SS2, SS3, SS4, SS5, SS6, SS8, SS9). Non-strategic sites will be identified and allocated through Local Plan Part 2 and neighbourhood plans.

Policy ALH1 – The Amount and Location of Housing: The Council will make provision for at least 9,861 net additional homes in the period from 2013 to 2032 (equivalent to at least 519 dwellings a year). Elstead is allocated 150 homes. However, Elstead Parish Council has confirmed that during the Examination in Public of the Plan the Inspector recommended increasing the number of new homes. This is expected to be cascaded down to the parishes and, therefore, Elstead will need to allocate a total of 160 new homes. This figure is considered to be 67 as 32 dwellings have already been provided or were granted consent up to 2016 and there is a resolution to grant planning permission for 61 dwellings subject to a S106 agreement at Weyburn Works, Shackelford Road.

Policy AHN2 – Rural Exception Sites: Where there is a genuine local need for affordable housing which cannot be met in some other way, small scale developments of affordable housing may be permitted on land that is within, adjoins or is closely related to the existing rural settlement, provided that:

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

Policy RE2 – Green Belt: The Green Belt as shown on the adopted Local Plan Proposals Map will continue to be protected against inappropriate development in accordance with the NPPF. In accordance with national planning policy, new development will be considered to be inappropriate and will not be permitted unless very special circumstances can be demonstrated. Certain forms of development are not considered to be inappropriate in the green Belt. Proposals will be permitted where they do not conflict with the exceptions listed in national planning policy.

The following changes to the Green Belt are proposed in the Local Plan:

- Removal of land south east of Binscombe, Godalming;
- Removal of Chiddingfold, Elstead, Milford and Witley (within the current Rural Settlement boundaries);
- Addition of land to the north of Cranleigh and land to the north east of Farnham around Compton.

The following changes to the Green Belt will be made in Local Plan Part 2, with the boundaries to be defined following consultation with local communities:

- Removal of land at between Aaron’s Hill and Halfway Lane, Godalming, and
- Detailed adjustments to the Green Belt boundaries (and Rural Settlement boundaries) around Chiddingfold, Elstead, Milford and Witley.

The supporting text in paragraph 13.22 states “it is proposed that Elstead is inset from the Green Belt, based on the current settlement boundary defined in the 2002 Local Plan. There are some sites considered suitable for meeting future housing needs that would require minor adjustment to the existing settlement boundary. These are indicated on Plan 4 [of Local Plan Part 1] (see **Figure 1-2**). The precise definition of the new settlement boundary will be identified in Local Plan Part 2”.

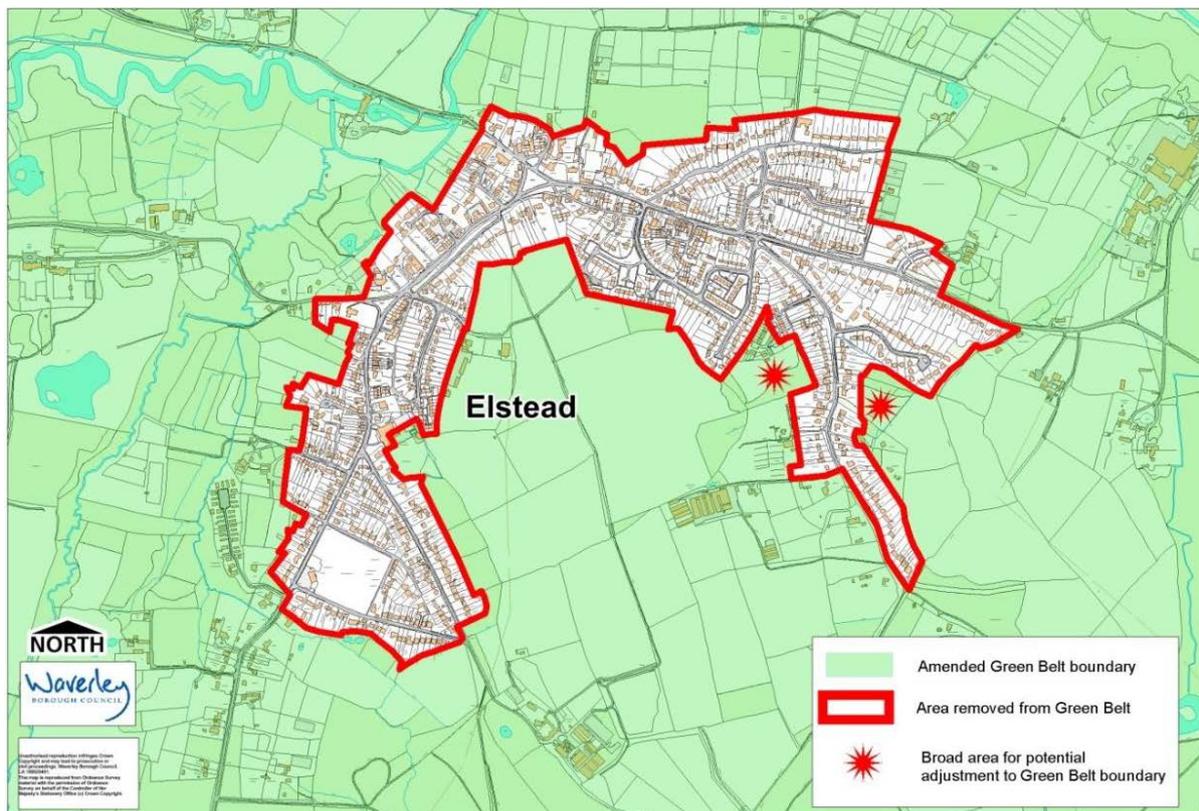


Figure 1-2 Extract from Local Plan Document Part 1 – Plan 4: Removal of land within Elstead from Green Belt (Source: Waverley Borough Council)

Policy RE3 – Landscape Character: New development must respect and where appropriate, enhance the distinctive character of the landscape in which it is located. The character and qualities of the Surrey Hills AONB and Area of Great Landscape Value (AGLV) will be protected, including through the application of national planning policies and the Surrey Hills AONB Management Plan.

1.2.2 Strategic Local Plan (2002)

The 2002 Local Plan sets out a range of policies governing development in Waverley. Those of relevance to development in Elstead include:

Policy C1 – Development in the Green Belt outside settlements: Within the areas defined as Green belt on the Proposals Map and outside the rural settlements identified in Policy RD1, there is a general presumption against inappropriate development. This will not be permitted unless very special circumstances exist. In all circumstances, any development which would materially detract from the openness of the Green Belt will not be permitted.

Policy C3 – Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value: The Council will protect and conserve the distinctiveness of the landscape character areas within the borough. Development inconsistent with the primary aims of the designation of the AONB will not be permitted unless proven national interest and lack of alternative sites has been demonstrated.

Policy RD1 – Rural Settlements: Within the Rural Settlement boundaries identified on the Proposals Map, the Council will only permit appropriate development which is well-related in scale and location to the existing development and which:

- a) comprises infilling of a small gap in an otherwise continuous built up frontage of the development of land or buildings that are substantially surrounded by existing buildings; and
- b) does not result in the development of land which, by reason of its openness, physical characteristics or ecological value, makes a significant contribution to the character and amenities of the village; and
- c) does not adversely affect the urban/rural transition by using open land within the curtilage of buildings at the edge of the settlement; and
- d) takes account of the form, setting, local building style and heritage of the settlement; and
- e) generates a level of traffic which is compatible with the environment of the village and which can be satisfactorily accommodated on the surrounding network.

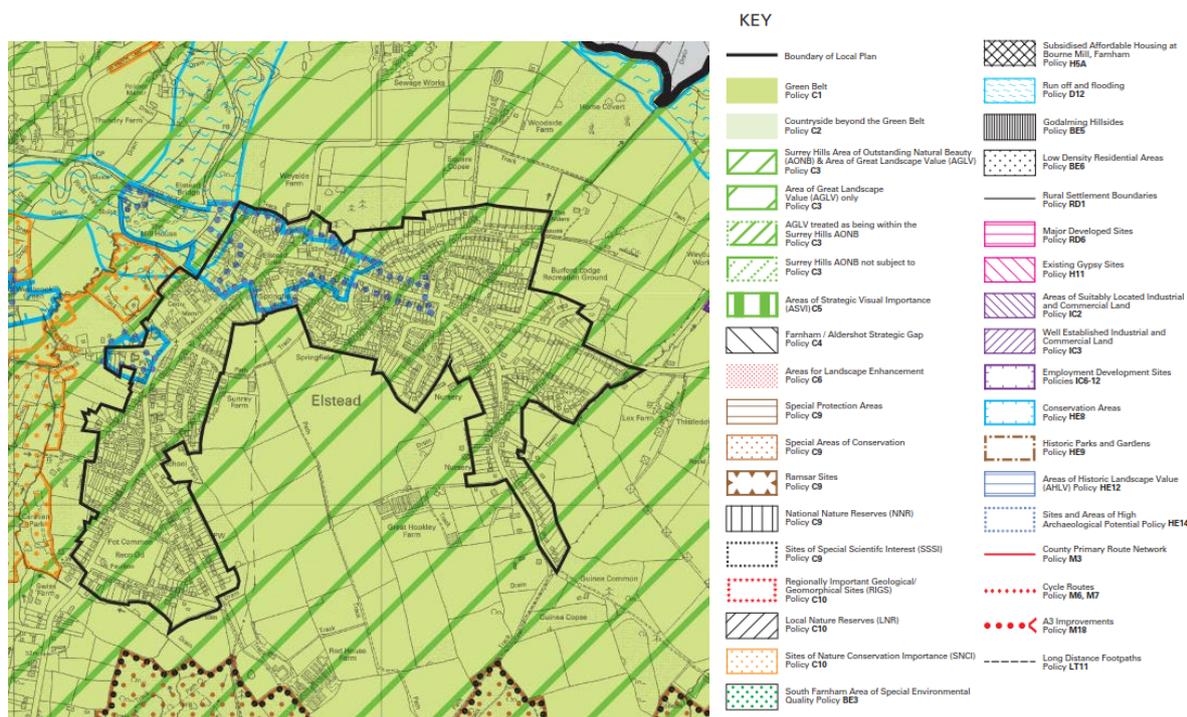


Figure 1-3: Extract from 2002 Local Plan Proposals Map (Source: Waverley Borough Council)

1.2.3 Waverley Green Belt Review

As part of the evidence base to underpin the emerging Local Plan Waverley Borough Council commissioned a review of its Green Belt. The study was split into two stages: a strategic review of Green Belt purposes and a more detailed assessment of potential land which could be considered for review of the Green Belt Boundaries. To date, only the strategic review has been undertaken and published.

The Green Belt within Waverley was split into segments for review and four segments covered Elstead and the land which immediately surrounds Elstead (W5, W11, W18 and W19). In summary, all of the segments are considered to ‘contribute’ to the overall purposes of the Green Belt. Therefore, there is no differentiation between any of the land surrounding Elstead in terms of its Green Belt value.

2. Site Assessment Method

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

2.1 Task 1: Identify Sites to be included in Assessment

The first task is to identify which sites should be considered as part of the assessment.

This included:

- All LAA sites that were assessed as being suitable, available and achievable for development.
- All Sites identified through Neighbourhood Plan Steering Group Call for Sites.

There were a number of sites identified through Neighbourhood Plan Steering Group Call for Sites that had already been assessed through the LAA and considered suitable, available and achievable for development. Duplicate sites, i.e. sites that were discounted in the LAA but identified in the Steering Group's Call For Sites, were considered as part of the assessment to ensure that every site put forward as part of the Call for Sites was assessed. New sites which had not already been assessed through the LAA were put forward by landowners and considered as part of the assessment.

All sites included in the assessment are shown on **Figure 2-1**.

2.2 Task 2: Development of Site Appraisal Pro-Forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

A number of locally specific criteria were added to the pro-forma. These included:

- Sites' location in relation to SPAs (Special Protection Area 400m Zone of Influence) following correspondence from Natural England (see **Appendix B**); and
- Any beneficial impacts.

The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- General information:
 - Site location and use;
 - Site context and planning history;
- Context:
 - Type of site (greenfield, brownfield etc.);
 - Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability

2.3 Task 3: Complete Site Pro-formas

The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including google maps/streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood plan area.

2.4 Task 4: Consolidation of Results

Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the sites is **suitable, available and achievable**.

The conclusions of the LAA were revisited to consider whether the conclusions would change as a result of the local criteria. It was decided that the local criteria, while useful for shortlisting sites for eventual selection, would not rule a site out as a potential allocation.

2.5 Indicative Housing Capacity

Where sites were previously included in the LAA indicative housing capacity shown in this document has been used.

If landowners/developers have put forward a housing figure, this has been used if appropriate.

Where a site capacity figure does not exist, a calculation of the number of units at a development density of between 30 and 50 dwellings per hectare has been applied in accordance with *Policy H4 – Density and Size of Dwellings* of the 2002 Local Plan.

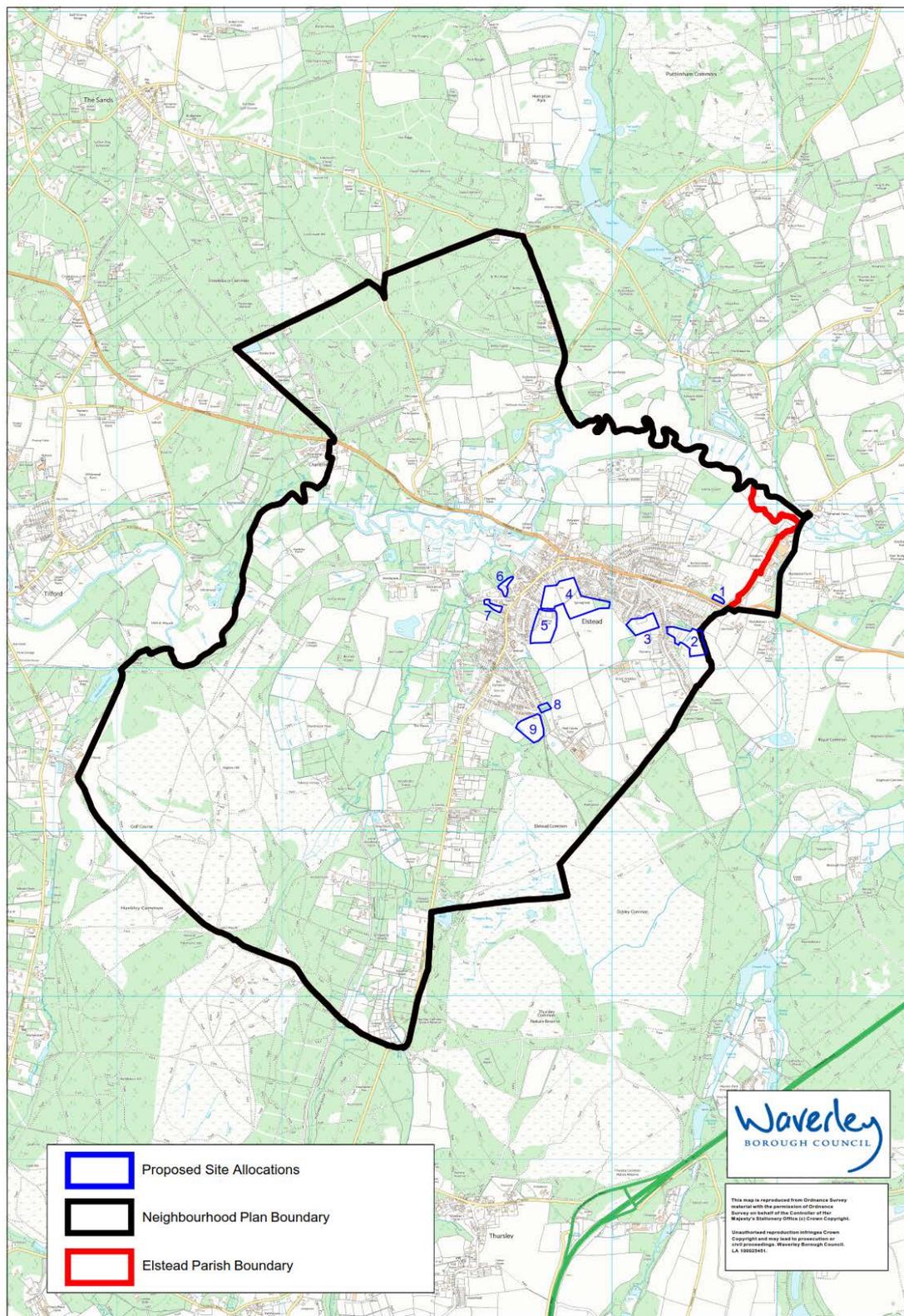


Figure 2-1: Map of Sites Included in Assessment

3. Site Assessment

3.1 Identified Sites

The 2016 Waverley Land Availability Assessment considered sites in Elstead that could be suitable for housing. The sites in **Table 3.1** and were found to be suitable, available, and achievable during the plan period.

Table 3.1: Sites Identified in the Waverley LAA

Site Ref.	Site Address	Area (Ha)	Yield (residential units)
16	Weyburn Works, Shackleford Road ³	15.14	70
308	Land to the Rear of The Croft	1.51	35
824	Land at Four Trees, Hookley Lane	2.43	20

Sites 308 and 824 were put forward again through the Neighbourhood Plan Call for Sites.

11 sites identified in the 2016 LAA were considered to be not suitable. These are presented in **Table 3.2**.

Table 3.2: Sites Identified in the Waverley LAA that were not suitable

Site Ref.	Site Address	Reason
18	Builders Yard, off Farnham Road	Below the size threshold (proposed less than five units)
19	Allotment Gardens, rear of Lower Ham/Hazelwood	Below the size threshold (proposed less than five units)
20	Land and rear gardens off Hill Crescent	Not available
21	Land at Broomfield Road	Below the size threshold (proposed less than five units)
471	Land rear of Stacey's Farm Cottage, Thursley Road	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills AONB • Impact on the Surrey Hills AGLV • Impact on setting of village
577	Tanshire Park, Elstead Road, Peper Harow	Loss of employment land
613	Sunray Farm, West Hill	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills AONB • Impact on the Surrey Hills AGLV
624	Moors Lane	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills AONB • Impact on the Surrey Hills AGLV
689	Land off West Hill and Hill Crest	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills AONB • Impact on the Surrey Hills AGLV
695	Land at Red House Farm, Red House Lane	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills AONB • Impact on the Surrey Hills AGLV
737	October Farm, Thursley Road	Below the size threshold (proposed less than five units)

Three of these sites (site refs. 613, 689 and 695) were put forward again as part of the Neighbourhood Plan Call for Sites.

³ The site is subject to an ongoing planning application for 61 dwellings with a resolution to grant planning permission subject to a S106 agreement.

3.2 Sites Considered through the Site Appraisal

Sites to be considered through the site appraisal have therefore been selected via the following methods:

- LAA sites in Elstead that currently have potential for development, i.e. they are suitable, available and viable and do not already have planning permission. Site 16 (Weyburn Works) has not been considered as part of this assessment as there is a resolution to grant planning permission for 61 dwellings subject to a S106 agreement.
- Sites submitted through the Neighbourhood Plan Call for Sites.

Table 3.3 sets out all sites included in the appraisal from the above two sources.

Table 3.3: Sites Considered through the Site Appraisal

Site Ref.	Site Source	LAA Ref.	Site Address	Land Type	Area (ha)	Yield
1	Neighbourhood Plan Call for Sites		Milford Road	Greenfield (Green Belt)	0.2	2-5
2	LAA	824	Land at Four Trees, Hookley Lane	Previously Developed Land Greenfield (Green Belt)	2.43	20
3	LAA	308	Land to the rear of the Croft	Previously Developed Land and Greenfield (Green Belt)	1.51	35
4	Neighbourhood Plan Call for Sites	689	Land off West Hill and Hill Crest	Greenfield (Green Belt)	5.18	100
5	Neighbourhood Plan Call for Sites	613	Sunray Farm, West Hill	Previously Developed Land and Greenfield (Green Belt)	2.55	45-55
6	Neighbourhood Plan Call for Sites		Bargate House	Previously Developed Land Greenfield (Green Belt)	0.4	12-20
7	Neighbourhood Plan Call for Sites		Church Farm and West Brook Cottages	Greenfield (Green Belt)	0.4	5-10
8	Neighbourhood Plan Call for Sites		Land east of Red House Lane	Greenfield (Green Belt)	0.45	5
9	Neighbourhood Plan Call for Sites	695	Land at Red House Farm	Greenfield (Green Belt)	1.33	17

Figure 2-1 shows all sites included in the assessment on a map.

4. Summary of Site Appraisals

A number of sites were assessed to consider whether they would be appropriate for allocation in the Elstead and Weyburn Neighbourhood Plan. These include sites that were submitted through Waverley's LAA and found to be suitable, available and viable for development; and through the Neighbourhood Plan Steering Group's 'Call for Sites'.

Table 4.1 sets out a summary of the site assessments. This includes the LAA conclusion regarding each LAA sites' 'developability' and the conclusions of the Neighbourhood Plan site assessment.

The final column is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan. Green indicates the site is appropriate for allocation through the Neighbourhood Plan. Amber indicates the site is less sustainable, or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

All sites are considered to be available for development, as they were submitted through the Call for Sites or assessed as available in the LAA.

The summary table shows that both of the LAA sites are considered to be appropriate for allocation through the Neighbourhood Plan but do have significant constraints.

From the Call for Sites process, eight sites were considered to be suitable for allocation but with significant constraints.

These constraints include the Green Belt, Surrey Hills AONB and the Surrey Hills AGLV which wash over all the sites and the Wealden Heaths Phases 1 and 2 SPA and Wealden Heaths Phase 1 Special Area of Conservation (SAC) which are within close proximity to all of the sites, but closer to some sites than others.

Table 4.1 should be read alongside the completed pro-formas presented in **Appendix A**.

Table 4.1: Site Assessment Summary Table

Site Ref.	Site Address	Site Type (Green Belt/ Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	LAA Conclusion	Neighbourhood Plan Site Assessment
2	Land at Four Trees, Hookley Lane	Green Belt	LAA	2.43	20 (taken from LAA 2016)	<p>The site is enclosed with trees and residential properties to the north and south, albeit the eastern part is more open and relates to the wider countryside. There is access from Hookley Lane, although it could be tight to access the rear of the site given the site boundaries and existing housing. Whilst the eastern part of the site is considered unsuitable as it relates to the wider countryside, the western field adjacent to the existing property has a strong relationship to the settlement and is considered to 'round off' the settlement boundary, linking the development from the north and to the south.</p> <p>The suitability of the site would still be subject to the land being removed from the Green Belt. The site lies within 5km of the Wealden Heaths SPA (Phase 1). Proposals for residential development must demonstrate that there would not be a significant adverse effect on the SPA. The impact of proposals will be considered on a case-by-case basis. Where necessary, a project specific Habitats Regulations Assessment will be required.</p>	<p>This site has been assessed as suitable and available for development in the 2016 LAA.</p> <p>It would therefore be an appropriate site to be allocated for housing in the Neighbourhood Plan.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan Steering Group, and accepted by Waverley Borough Council, the Neighbourhood Plan proposal would be implemented through a Green Belt boundary change which would form part of the Local Plan Part 2. This Green Belt amendment would need to be formally adopted by Waverley Borough Council prior to the Neighbourhood Plan's independent examination otherwise the Neighbourhood Plan would fail to comply with national and strategic local policy.</p>
3	Land to the rear of the Croft	Green Belt	LAA	1.51	35 (taken from LAA 2016)	<p>The site is related to the existing settlement boundary, as a potential extension to 'The Croft'. Although the Green Belt review did not specifically recommend a boundary change in this location, development could be possible as a rounding off of the settlement boundary. Development of the site would still be subject to the land being removed from the Green Belt. The Landscape Study also recognised that there could be some scope for development close to the village in association with existing housing.</p>	<p>This site has been assessed as suitable and available for development in the 2016 LAA.</p> <p>It would therefore be an appropriate site to be allocated for housing in the Neighbourhood Plan.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan, and accepted by Waverley Borough Council, the Neighbourhood Plan proposal would be implemented through a Green Belt boundary change which would form part of the Local Plan Part 2. This Green Belt amendment would need to be formally adopted by</p>

Site Ref.	Site Address	Site Type (Green Belt/ Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	LAA Conclusion	Neighbourhood Plan Site Assessment
						The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there would not be a significant adverse effect on the SPA. The impact of proposals will be considered on a case-by-case basis. Where necessary, a project specific Habitats Regulations Assessment will be required.	Waverley Borough Council prior to the Neighbourhood Plan's independent examination otherwise the Neighbourhood Plan would fail to comply with national and strategic local policy.
1	Milford Road	Green Belt	Neighbourhood Plan Call for Sites	0.2	2-5 (taken from Call for Sites)	N/A	<p>The site is considered suitable for allocation but does have some significant constraints.</p> <p>The site is on the eastern edge of Elstead and opposite existing residential properties located along Milford Road. The site is well screened by existing mature/dense vegetation but views are possible immediately to the north. However, it is considered long distance views from Surrey Hills AONB and AGLV are extremely limited. Any adverse impact could be mitigated through planting of trees/hedges along the northern and eastern boundaries of the site.</p> <p>Access to the site could be made from Milford Road via an existing access but would need to be carefully designed so that the necessary standards regarding visibility splays can be met.</p> <p>The suitability of the site would still be subject to the land being removed from the Green Belt. The site lies within a SSSI (Site of Special Scientific Interest) Impact Risk Zone and the 400m Zone of Influence around the Wealden Heaths Phase 1 SPA). Proposals for residential development will need to demonstrate that there would not be a significant adverse effect on the SPA. The impact of proposals will be considered on a case-by-case basis. Where necessary, a project specific Habitats Regulations Assessment will be required.</p> <p>However, as the site is located within the 400m Zone of Influence (which does not mean that development cannot take place) priority should be</p>

Site Ref.	Site Address	Site Type (Green Belt/ Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	LAA Conclusion	Neighbourhood Plan Site Assessment
							<p>given to alternative sites further from the SPA.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan Steering Group, and accepted by Waverley Borough Council, the Neighbourhood Plan proposal would be implemented through a Green Belt boundary change which would form part of the Local Plan Part 2. This Green Belt amendment would need to be formally adopted by Waverley Borough Council prior to the Neighbourhood Plan's independent examination otherwise the Neighbourhood Plan would fail to comply with national and strategic local policy.</p>
4	Land off West Hill and Hill Crest	Green Belt	Neighbourhood Plan Call for Sites	5.18	100 (taken from SHLAA 2014)	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills AONB • Impact on the Surrey Hills AGLV 	<p>The site is not considered suitable for allocation.</p> <p>The site is located on a plateau within the centre of Elstead and would be highly visible from the village as well as the wider Surrey Hills AONB and AGLV. The site is also located adjacent to a Grade II listed building and the Elstead Conservation Area and it is likely that a development of this scale would have a significant adverse impact on these assets.</p> <p>The site contains two footpaths which provide a tranquil route between the east and west parts of the village. The redevelopment of the site would adversely affect the amenity value of the footpaths.</p> <p>Traffic impacts could be adverse on Hill Crest and West Hill which are currently quiet cul-de-sacs as they would see a noticeable increase in vehicle movements.</p> <p>The site also contains one Tree Preservation Group (WA57) which could be lost as a result of the redevelopment of the site. However, this could be mitigated through careful design.</p>

Site Ref.	Site Address	Site Type (Green Belt/ Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	LAA Conclusion	Neighbourhood Plan Site Assessment
5	Sunray Farm, West Hill	Green Belt	Neighbourhood Plan Call for Sites	2.55	45-55 (taken from Elstead Parish Council)	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills AONB • Impact on the Surrey Hills AGLV 	<p>The site is considered suitable for allocation but does have some significant constraints.</p> <p>The site is located on the edge of the western inner side of Elstead immediately adjacent to existing residential properties and within walking distance of a number of local services including the local primary school. The site is a mixture of fields, hardstanding and buildings and therefore, some parts of it can be considered previously developed land. The development of the site would result in the redevelopment of a number of derelict buildings which would bring the site back into a positive use, improving the amenity of the area.</p> <p>The western part of the site is flat but the levels of the site do rise to the east. This topography, coupled with the residential properties to the west and dense mature vegetation to the north and south screens the site from views in the wider Surrey Hills AONB and AGLV. There are some gaps within the vegetation to the east but further planting along this boundary would aid in containing the development and minimising its impact on the AONB/AGLV.</p> <p>Any adverse landscape impacts could be further mitigated through restricting development to the western part of the site which is currently brownfield, on lower land and screened well by existing vegetation and residential properties. Land within the western part of the site could be left as open space.</p> <p>The suitability of the site would still be subject to the land being removed from the Green Belt. The site lies within a SSSI Impact Risk Zone, 5km Zone of Influence around the Wealden Heaths Phase 2 Special Protection Area and the 1km Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area. Proposals for residential development must demonstrate that</p>

Site Ref.	Site Address	Site Type (Green Belt/ Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	LAA Conclusion	Neighbourhood Plan Site Assessment
							<p>there would not be a significant adverse effect on the SPA. The impact of proposals will be considered on a case-by-case basis. Where necessary, a project specific Habitats Regulations Assessment will be required.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan Steering Group, and accepted by Waverley Borough Council, the Neighbourhood Plan proposal would be implemented through a Green Belt boundary change which would form part of the Local Plan Part 2. This Green Belt amendment would need to be formally adopted by Waverley Borough Council prior to the Neighbourhood Plan's independent examination otherwise the Neighbourhood Plan would fail to comply with national and strategic local policy.</p>
6	Bargate House	Green Belt	Neighbourhood Plan Call for Sites	0.4	12-20 (based on 30-50 dwellings per hectare)	N/A	<p>The site is considered suitable for allocation but does have some significant constraints.</p> <p>The site forms part of the gardens at Bargate House and is completely screened from public view by mature/dense vegetation, Bargate House and additional residential properties to the southwest. The site is not visible from the wider Surrey Hills AONB or AGLV and therefore the redevelopment of the site would have a negligible impact on the AONB and AGLV.</p> <p>The site is located within the Westbrook Green Conservation Area and within close proximity to a number of listed buildings. However, it is considered that a design sensitive to these historic assets is achievable.</p> <p>The indicative capacity is based on 30-50 dwellings per hectare but it is likely that due to the setting the number of homes on this site that would be supported by WBC would be lower (e.g. 12 as a maximum)</p>

Site Ref.	Site Address	Site Type (Green Belt/ Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	LAA Conclusion	Neighbourhood Plan Site Assessment
							<p>The site is located immediately adjacent to a Site of Nature Conservation Importance and therefore measures will be required to ensure the special qualities of the area are not adversely affected as a result of the redevelopment.</p> <p>The suitability of the site would still be subject to the land being removed from the Green Belt. The site lies within a SSSI Impact Risk Zone, 5km Zone of Influence around the Wealden Heaths 2 Special Protection Area and the 1km Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area. Proposals for residential development must demonstrate that there would not be a significant adverse effect on the SPA. The impact of proposals will be considered on a case-by-case basis. Where necessary, a project specific Habitats Regulations Assessment will be required.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan Steering Group, and accepted by Waverley Borough Council, the Neighbourhood Plan proposal would be implemented through a Green Belt boundary change which would form part of the Local Plan Part 2. This Green Belt amendment would need to be formally adopted by Waverley Borough Council prior to the Neighbourhood Plan's independent examination otherwise the Neighbourhood Plan would fail to comply with national and strategic local policy.</p>
7	Church Farm and West Brook Cottages	Green Belt	Neighbourhood Plan Call for Sites	0.4	5-10 (taken from Call for Sites)	N/A	<p>The site is considered unlikely to be suitable for allocation.</p> <p>The site is located within the Westbrook Green Conservation Area and immediately adjacent to one Grade II*, two grade II listed buildings and one Site of Archaeological Interest. It is considered likely that the redevelopment of the site for housing would erode the existing setting of</p>

Site Ref.	Site Address	Site Type (Green Belt/ Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	LAA Conclusion	Neighbourhood Plan Site Assessment
							<p>the Grade II* listed building which currently enjoys a spacious, rural setting. However, sensitive design, including limiting the amount of built development within close proximity to the listed building, could result in an acceptable scheme.</p> <p>The site is well screened by dense/mature vegetation to the south and residential properties to the north, east and west. As such, the site is not visible from the wider AONB/AGLV.</p> <p>The suitability of the site would still be subject to the land being removed from the Green Belt. The site lies within a SSSI Impact Risk Zone, 5km Zone of Influence around the Wealden Heaths Phase 2 Special Protection Area and the 1km Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area. Proposals for residential development must demonstrate that there would not be a significant adverse effect on the SPA. The impact of proposals will be considered on a case-by-case basis. Where necessary, a project specific Habitats Regulations Assessment will be required.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan Steering Group, and accepted by Waverley Borough Council, the Neighbourhood Plan proposal would be implemented through a Green Belt boundary change which would form part of the Local Plan Part 2. This Green Belt amendment would need to be formally adopted by Waverley Borough Council prior to the Neighbourhood Plan's independent examination otherwise the Neighbourhood Plan would fail to comply with national and strategic local policy.</p>
8	Land east of Red House Lane	Green Belt	Neighbourhood Plan Call for Sites	0.45	5 (taken from Call for Sites)	N/A	<p>The site is considered suitable for allocation but does have some significant constraints.</p> <p>The site includes land to the rear of properties along Red House Lane and this type of 'back</p>

Site Ref.	Site Address	Site Type (Green Belt/ Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	LAA Conclusion	Neighbourhood Plan Site Assessment
							<p>garden' development would be out of character in this part of Elstead which is predominantly linear. Any development would be screened by residential properties and existing mature/dense vegetation. However, there are gaps in the vegetation to the west and south which do offer views of the site from the wider Surrey Hills AONB and AGLV. However, the planting of screening vegetation along these boundaries would ensure that the redevelopment of the site would have a limited impact on the AONB and AGLV.</p> <p>A Phase 1 Ecology Survey (24 July 2017) has been undertaken on behalf of the landowner by Bright Green Environmental. In summary, following the implementation of avoidance/precautionary, mitigation and enhancement measures the redevelopment of the site would not have an impact on the site's biodiversity.</p> <p>An Arboricultural Impact Assessment has been undertaken on behalf of the landowner by Bright Green Environmental and has identified that following the assessment of a preliminary design two category B trees and five category C trees would need to be removed to make way for development. The impact of this is considered low as all high quality trees would be retained.</p> <p>The suitability of the site would still be subject to the land being removed from the Green Belt. The site lies within a SSSI Impact Risk Zone, the 400m Zone of Influence around the Wealden Heaths Phase 1 SPA and 5km Zone of Influence around the Wealden Heaths Phase 2 Special Protection Area. Proposals for residential development must demonstrate that there would not be a significant adverse effect on the SPA. The impact of proposals will be considered on a case-by-case basis. Where necessary, a project specific Habitats Regulations Assessment will be required.</p>

Site Ref.	Site Address	Site Type (Green Belt/ Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	LAA Conclusion	Neighbourhood Plan Site Assessment
							<p>However, as the site is located within the 400m Zone of Influence (which does not mean that development cannot take place) priority should be given to alternative sites further from the SPA.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan Steering Group, and accepted by Waverley Borough Council, the Neighbourhood Plan proposal would be implemented through a Green Belt boundary change which would form part of the Local Plan Part 2. This Green Belt amendment would need to be formally adopted by Waverley Borough Council prior to the Neighbourhood Plan's independent examination otherwise the Neighbourhood Plan would fail to comply with national and strategic local policy.</p> <p>A 'transition' policy could also be included within the Neighbourhood Plan to ensure that an appropriate transition is made between open countryside and the built development of Elstead.</p>
9	Land at Red House Farm	Green Belt	Neighbourhood Plan Call for Sites	1.33	17 (taken from SHLAA 2014)	<ul style="list-style-type: none"> • Inappropriate development in the Green Belt • Impact on the Surrey Hills AONB • Impact on the Surrey Hills AGLV 	<p>The site is considered suitable for allocation but does have some significant constraints.</p> <p>The site is very well contained with existing mature/dense vegetation providing screening to the east, south and west and residential properties to the north provide further screening. However, although the site is immediately adjacent to existing residential properties it would extend Elstead further south.</p> <p>Glimpsed views of the site are possible from the residential properties, farmer's access in the southeast corner and the public rights of way which are adjacent to the site. However, these views could be screened through boundary planting and the residual effect on the Surrey Hills AONB or AGLV is not considered to be unacceptable.</p>

Site Ref.	Site Address	Site Type (Green Belt/ Greenfield/ Brownfield)	Site Source	Site Area (Ha)	Capacity (no. dwellings)	LAA Conclusion	Neighbourhood Plan Site Assessment
							<p>The suitability of the site would still be subject to the land being removed from the Green Belt. The site lies within a SSSI Impact Risk Zone 5km and is immediately adjacent to the Wealden Heaths Phase 1 SPA. Proposals for residential development must demonstrate that there would not be a significant adverse effect on the SPA. The impact of proposals will be considered on a case-by-case basis. Where necessary, a project specific Habitats Regulations Assessment will be required.</p> <p>However, as the site is immediately adjacent to the Wealden Heaths Phase 1 SPA (which does not mean that development cannot take place) priority should be given to alternative sites further from the SPA.</p> <p>If this site is selected for proposed allocation by the Neighbourhood Plan Steering Group, and accepted by Waverley Borough Council, the Neighbourhood Plan proposal would be implemented through a Green Belt boundary change which would form part of the Local Plan Part 2. This Green Belt amendment would need to be formally adopted by Waverley Borough Council prior to the Neighbourhood Plan's independent examination otherwise the Neighbourhood Plan would fail to comply with national and strategic local policy.</p>

5. Conclusions

5.1 Site Assessment Conclusions

Nine sites were assessed to consider whether they would be appropriate for allocation in the Elstead and Weyburn Neighbourhood Plan. These include sites that were submitted through Waverley's Land Availability Assessment and found to be suitable, available and achievable for development and sites that were submitted through the Neighbourhood Plan Steering Group's Call for Site process.

The site assessment needs to be understood in the context of Elstead as it is washed over by the Green Belt and the existing settlement boundary is drawn tightly around Elstead. The majority of land within the settlement is now developed and, therefore, to meet the housing need set out in the draft Local Plan Part 1 (which is now considered to be 67 residential units) additional land needs to be released from the Green Belt and included within the settlement. Policy RE2: Green Belt of the draft Local Plan Part 1 is the mechanism to deliver this which states that any changes to the Green Belt will be defined following consultation with local communities. Any land released from the Green Belt surrounding Elstead will be identified as a non-strategic site in the emerging Local Plan Part 2 as well as the Elstead and Weyburn Neighbourhood Plan.

Table 4.1 sets out a summary of the site assessment and includes both the LAA conclusion (where applicable) and the conclusions of the Neighbourhood Plan site assessment.

The summary table shows that both LAA sites are considered to be appropriate for allocation in the Neighbourhood Plan but with significant constraints. Six of the sites submitted through the Neighbourhood Plan Steering Group's call for sites (three of which were discounted as part of the LAA 2016) are considered suitable with however, significant constraints. These constraints apply to all of the sites as Elstead is washed over by the Surrey Hills AONB and AGLV and is within close proximity to the Wealden Heaths Phases 1 and 2 SPA and the Wealden Heaths Phase 1 SAC. The presence of these designations is not considered to rule development out at these sites as it is considered through sensitive design and the use of appropriate mitigation measures development can be acceptable when considered in the context of meeting Elstead's housing need. Furthermore, three of the sites (1, 8 and 9) are located within the 400m Zone of Influence around the Wealden Heaths Phase 1 SPA. Although their location within this Zone of Influence does not exclude development it is considered that priority should be given to alternative sites further from the SPA.

One of the sites submitted through the Neighbourhood Plan Steering Group's Call for Sites is not considered suitable for allocation. Site 4 is not considered suitable due to its location on a plateau which would result in any redevelopment becoming a prominent fixture within the Surrey Hills AONB and AGLV.

The site assessment therefore shows that there are eight sites in total that are potentially suitable to be put forward as proposals for housing allocations as part of the Elstead and Weyburn Neighbourhood Plan, if the identified constraints were resolved. These eight sites are a 'pool' of potential development locations which in total could accommodate approximately 167 homes; however only a small number of these would need to be selected to meet the housing requirement of 67.

5.2 Next Steps

The suggested next steps are for the Neighbourhood Plan group to select the preferred sites to make up the housing requirement of 67.

One approach would be to select the two sites found to be suitable, available and achievable in the LAA. These are sites 2 and 3. Together these would make up 55 new homes as part of the required figure of 67. To make up the additional housing requirement one or more of the other sites could be selected, from the pool of suitable sites including 1, 5, 6, 7, 8 and 9.

Another approach would be to select alternative sites to 2 and 3, if the group can demonstrate enough evidence to support proposing other sites from the shortlist of eight, which would make up the 67 homes.

The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with Waverley Borough Council;

- Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan; and
- The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions⁴.

Prior to submitting the Neighbourhood Plan for independent examination any Green Belt changes will need to have been adopted by Waverley Borough Council and enshrined in local planning policy. Failure to wait until any Green Belt changes have been formally adopted will result in the Neighbourhood Plan not complying with national and strategic local policy which are two of the basic conditions the Plan must meet if it is to proceed to referendum.

5.3 Viability

As part of the site selection process, it is recommended that the Steering Group discusses site viability with Waverley Borough Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as Waverley's Affordable Housing Viability Assessment or Viability Study) to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Steering Group to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

⁴ Waverley recently published the Community Infrastructure Levy Preliminary Draft Charging Schedule for consultation. The consultation ran from 19th June – 31st July 2017.

Appendix A Completed Site Appraisal Pro-Formas

Site Assessment Proforma

General information

Site Reference / name	1
Site Address (or brief description of broad location)	Milford Road
Current use	Gardens and fields at 2 Burford Lodge
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.2
LAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc.)	Neighbourhood Plan Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)	Yes, 2-5 residential units



Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	WA/2007/1961 – Erection of extensions and alterations WA/2010/1565 – Erection of front entrance porch/lobby			

1. Suitability

Suitability				
Is the site: <ul style="list-style-type: none"> - Within the existing settlement area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes. An access currently exists on Milford Road but lacks the necessary visibility splays. These splays could be provided but would result in the loss of trees/hedges.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No. The site is not currently allocated in the adopted or emerging Local Plan.			

Environmental Considerations		
Questions	Guidelines	Comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt 	Yes	The site is wholly located within the Green Belt and is located within segment W5 which was considered as part of the Waverley Green Belt Review (2014). The review concludes that the segment provides a 'limited contribution' to checking sprawl and historic setting but 'contributes' to preventing merger and safeguarding from encroachment. Overall, it is considered the segment 'contributes' to the overall purposes of the Green Belt.
<ul style="list-style-type: none"> • Flood Zones 2 or 3 	No	The site is wholly located within Flood Zone 1.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	Yes	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<ul style="list-style-type: none"> • National Park 	No	The site is not within or in close proximity to a National Park.
<ul style="list-style-type: none"> • European nature site 	Adjacent/nearby	Part of the site is located within the 400m Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area.

		The whole of the site is located within the 2km Zone of Influence around the Wealden Heaths Phase 1 Special Area of Conservation.
<ul style="list-style-type: none"> • SSSI Impact Risk Zone 	Yes	The whole site is located within a SSSI Impact Risk Zone and the nature and scale of the proposed development matches the corresponding description set out within the guidance (i.e. net gain in residential units).
<ul style="list-style-type: none"> • Site of Nature Conservation Importance 	No	The site is not located within or in close proximity to a Site of Nature Conservation Importance.
<ul style="list-style-type: none"> • SPA (Special Protection Area) 400m Zone of Influence 	Yes	Part of the site is located within the 400m Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area.
<ul style="list-style-type: none"> • Any other local policy designation 	Yes	The site is wholly located within an Area of Great Landscape Value.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Medium sensitivity to development	<p>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value.</p> <p>The site is located within segment EL05b of the Waverley Landscape Report (2014) which concludes that the segment may have “scope for some development north of village if well related to the existing development. The disused works to the east on Shackleford Road could be redeveloped as a brownfield site, but otherwise development in this segment would potentially have a negative impact on the character of the setting of the village in the rural landscape”.</p> <p>Following the site visit it is considered that the site is well screened to the south, west and east but would be visible immediately to the north from the adjacent fields. Long distance views from the AONB/AGLV would not be possible.</p> <p>The planting of vegetation along the boundary would reduce/remove any impacts</p>

		on the AONB/AGLV.
Agricultural Land Loss of high quality agricultural land (Grades 1 or 2)	No loss	The development of the site will not result in the loss of any Grade 1 or 2 agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site is not located within or in close proximity to any heritage designations or assets.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Bus Stop	<400m	
Primary School	>800m	
Secondary School	>3900m	Elstead does not have a secondary school.
Open Space / recreation facilities	<400m	
GP / Hospital / Pharmacy	400-800m	
Cycle route	>800m	Elstead does not contain any designated cycle routes but does contain bridleways which cyclists can use.
Footpath	400-800m	
Key employment site	400-800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.
Topography: Flat/ plateau/ steep gradient		Flat
What impact would development have on the site's habitats and biodiversity?	Unknown	An ecology survey has not been carried out.
Public Right of Way	No	The site does not contain any Public Rights of Way.

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not considered to be contaminated.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Impacts

Potential impacts of development:	Comments
Coalescence Development would result in neighbouring settlements merging into one another.	No
Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.	Low
Scale and nature of development would be large enough to significantly change size and character of settlement	No. The proposed allocation is for 2-5 residential units.
Potential traffic impacts	Low. The proposed allocation is for 2-5 residential units, as such, it will not generate unacceptable traffic impacts. (Note: a formal Transport Assessment has not been undertaken to underpin this conclusion)

Any beneficial impacts	Yes. The site would provide a small number of residential units contributing to Elstead's housing need.
Other (provide details)	

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was submitted as part of the call for sites. As such, it is available for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
	Please tick a box
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation in the NP / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity:	2-5
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.	<ul style="list-style-type: none"> The site is considered suitable for development but has significant constraints. Site is located within a 400m SPA Zone of

	<p>Influence and the impacts on the SPA will need to be addressed.</p> <ul style="list-style-type: none">• Access to Milford Road (30mph) would need to be carefully designed to ensure highway safety is maintained (i.e. the necessary visibility splays are achievable).• Site is well contained by existing dense/mature vegetation and would not have a significant adverse impact on the AONB/AGLV.• The suitability of the site would still be subject to the land being removed from the Green Belt.
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Site Assessment Proforma

General information

Site Reference / name	2
Site Address (or brief description of broad location)	Land at Four Trees, Hookley Lane
Current use	Gardens and fields at Four Trees
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2.43
LAA site reference (if applicable)	824
Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc.)	LAA and Neighbourhood Plan Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)	Yes, 20 residential units (taken from LAA 2016)



Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no relevant planning history.			

1. Suitability

Suitability				
Is the site: <ul style="list-style-type: none"> - Within the existing settlement area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes. Access can be provided using the existing access to Four Trees, off Hookley Lane.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No. The site is not currently allocated in the adopted or emerging Local Plan. However, the site is identified as a 'broad area for potential adjustment to Green Belt boundary'.			

Environmental Considerations		
Questions	Guidelines	Comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt 	Yes	<p>The site is wholly located within the Green Belt and is located within segment W19 which was considered as part of the Waverley Green Belt Review (2014).</p> <p>The review concludes that the segment provides a 'limited contribution' to checking sprawl, preventing merger and historic setting but 'contributes' to safeguarding from encroachment, particularly a part of open countryside between Farnham and Godalming. Overall, it is considered the segment 'contributes' to the overall purposes of the Green Belt.</p>
<ul style="list-style-type: none"> • Flood Zones 2 or 3 	No	The site is wholly located within Flood Zone 1.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	Yes	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<ul style="list-style-type: none"> • National Park 	No	The site is not within or in close proximity to a National Park.
<ul style="list-style-type: none"> • European nature site 		The whole site is within the 2km Zone of Influence around

	Adjacent/nearby	the Wealden Heaths Phase 1 Special Area of Conservation and 1km Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area.
<ul style="list-style-type: none"> • SSSI Impact Risk Zone 	Yes	The whole site is located within a SSSI Impact Risk Zone and the nature and scale of the proposed development matches the corresponding description set out within the guidance (i.e. net gain in residential units).
<ul style="list-style-type: none"> • Site of Nature Conservation Importance 	No	The site is not located within or in close proximity to a Site of Nature Conservation Importance.
<ul style="list-style-type: none"> • SPA (Special Protection Area) 400m Zone of Influence 	No	The site is not located within a SPA 400m Zone of Influence.
<ul style="list-style-type: none"> • Any other local policy designation 	Yes	The site is wholly located within an Area of Great Landscape Value.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	<p>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value.</p> <p>The site is located within segment EL01 of the Waverley Landscape Report (2014) which concludes that the segment is a “<i>key part of the character of the landscape with its rural feel and its green setting for the village means the scope to accommodate development without having a negative impact on its character is very limited</i>”.</p> <p>Following the site visit it is considered that the site is well screened by dense/mature vegetation to the south, north and east. Glimpsed views of the site would be possible to the west but would be seen in the context of existing residential development. Long distance views from the AONB/AGLV would not be possible.</p>
<p>Agricultural Land</p> <p>Loss of high quality agricultural land (Grades 1 or 2)</p>	No loss	The development of the site will not result in the loss of any Grade 1 or 2 agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site is not located within or in close proximity to any heritage designations or assets.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Bus Stop	<400m	
Primary School	>800m	
Secondary School	>3900m	Elstead does not have a secondary school.
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	400-800m	
Cycle route	400-800m	Elstead does not contain any designated cycle routes but does contain bridleways which cyclists can use.
Footpath	400-800m	
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.
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Topography: Flat/ plateau/ steep gradient		Flat
What impact would development have on the site's habitats and biodiversity?	Unknown	An ecology survey has not been carried out.
Public Right of Way	No	The site does not contain any Public Rights of Way.

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not considered to be contaminated.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Impacts	
Potential impacts of development:	Comments
Coalescence Development would result in neighbouring settlements merging into one another.	No. The proposed allocation is for 20 residential units.
Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.	Medium
Scale and nature of development would be large enough to significantly change size and character of settlement	No. The proposed allocation is for 20 residential units.
Potential traffic impacts	Medium. The proposed allocation is for 20 residential units, as such, following the implementation of mitigation measures the allocation is not considered to result in unacceptable traffic impacts. (Note: a formal Transport Assessment has not been undertaken to underpin this conclusion)
Any beneficial impacts	Yes. The site would provide a small/medium number of residential units contributing to Elstead's housing need.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was submitted as part of the call for sites. As such, it is available for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Conclusions	
	Please tick a box
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation in the NP / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity:	20
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.	<ul style="list-style-type: none"> • The site is considered suitable for development but has significant constraints. • Impacts on the surrounding SPAs will need to be addressed but is not located within a SPA 400m Zone of Influence. • Site is well contained by existing dense/mature vegetation and would not be visible from the wider AONB/AGLV. • The suitability of the site would still be subject to the land being removed from the Green Belt.

Site Assessment Proforma

General information

Site Reference / name	3
Site Address (or brief description of broad location)	Land to the Rear of the Croft
Current use	Currently scrub/wasteland, previous uses included transport depot and nursery
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	1.51
LAA site reference (if applicable)	308
Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc.)	LAA and Neighbourhood Plan Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)	Yes, 35 residential units (taken from LAA 2016)



Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant	WA/2000/0423 – Erection of 28 dwellings and erection of a detached garage to serve existing dwelling together with associated landscaping, access and parking works following demolition of existing buildings.			

planning permission?	WA/2000/0424 – Erection of 28 dwellings and erection of a detached garage to serve existing dwelling together with associated landscaping, access and parking works following demolition of existing buildings.
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1. Suitability

<i>Suitability</i>				
Is the site:	Within	Adjacent	Outside	Unknown
<ul style="list-style-type: none"> - Within the existing settlement area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes. Access can be gained via The Croft.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No. The site is not currently allocated in the adopted or emerging Local Plan. However, the site is identified as a 'broad area for potential adjustment to Green Belt boundary'.			

<i>Environmental Considerations</i>		
Questions	Guidelines	Comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt 	Yes	<p>The site is wholly located within the Green Belt and is located within segment W19 which was considered as part of the Waverley Green Belt Review (2014).</p> <p>The review concludes that the segment provides a 'limited contribution' to checking sprawl, preventing merger and historic setting but 'contributes' to safeguarding from encroachment, particularly a part of open countryside between Farnham and Godalming. Overall, it is considered the segment 'contributes' to the overall purposes of the Green Belt.</p> <p>Add in Green Belt.</p>
<ul style="list-style-type: none"> • Flood Zones 2 or 3 	No	The site is wholly located within Flood Zone 1.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	Yes	The site is wholly located within the Surrey Hills Area of

		Outstanding Natural Beauty.
<ul style="list-style-type: none"> • National Park 	No	The site is not within or in close proximity to a National Park.
<ul style="list-style-type: none"> • European nature site 	Adjacent/nearby	<p>The site is partly located within the 5km Zone of Influence around the Wealden Heaths Phase 2 Special Protection Area.</p> <p>The site is wholly located within the 2km Zone of Influence around the Wealden Heaths Phase 1 Special Area of Conservation and the 1km Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area.</p>
<ul style="list-style-type: none"> • SSSI Impact Risk Zone 	Yes	The whole site is located within a SSSI Impact Risk Zone and the nature and scale of the proposed development matches the corresponding description set out within the guidance (i.e. net gain in residential units).
<ul style="list-style-type: none"> • Site of Nature Conservation Importance 	No	The site is not located within or in close proximity to a Site of Nature Conservation Importance.
<ul style="list-style-type: none"> • SPA (Special Protection Area) 400m Zone of Influence 	No	The site is not located within a SPA 400m Zone of Influence.
<ul style="list-style-type: none"> • Any other local policy designation 	Yes	The site is wholly located within an Area of Great Landscape Value.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	<p>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value.</p> <p>The site is located within segment EL02 of the Waverley Landscape Report (2014) which concludes <i>“the segment demonstrates its importance in keeping a green rural character to this side of the village in keeping with its rural nature, but there could be potential for some development close to the village in association with the existing housing”</i>.</p> <p>Following the site visit it is considered that the site is well screened by</p>

		dense/mature vegetation to the south, east and west and would not be visible from the wider AONB/AGLV. The site is visible from existing residential properties to the north of the site but as the site is currently scrub/wasteland it holds very little visual amenity value.
Agricultural Land Loss of high quality agricultural land (Grades 1 or 2)	No loss	The development of the site will not result in the loss of any Grade 1 or 2 agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	The site is not located within or in close proximity to any heritage designations or assets.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Bus Stop	<400m	
Primary School	>800m	
Secondary School	>3900m	Elstead does not have a secondary school.
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	400-800m	
Cycle route	>800m	Elstead does not contain any designated

		cycle routes but does contain bridleways which cyclists can use.
Footpath	400-800m	
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.
Topography: Flat/ plateau/ steep gradient		Flat
What impact would development have on the site's habitats and biodiversity?	Unknown	An ecology survey has not been carried out.
Public Right of Way	No	The site does not contain any Public Rights of Way.

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not considered to be contaminated.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Impacts

Potential impacts of development:	Comments
Coalescence Development would result in neighbouring settlements merging into one another.	No
Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.	Medium

Scale and nature of development would be large enough to significantly change size and character of settlement	No. The proposed allocation is for 35 residential units.
Potential traffic impacts	Medium. The proposed allocation is for 35 residential units, as such, following the implementation of mitigation measures the allocation is not considered to result in unacceptable traffic impacts. (Note: a formal Transport Assessment has not been undertaken to underpin this conclusion)
Any beneficial impacts	Yes. The site would provide a small/medium number of residential units contributing to Elstead's housing need.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was submitted as part of the call for sites. As such, it is available for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Conclusions	
The site is suitable and available for development ('accept')	Please tick a box <input type="checkbox"/>

This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation in the NP / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity:	35
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.	<ul style="list-style-type: none"> • The site is considered suitable for development but has significant constraints. • Impacts on the surrounding SPAs will need to be addressed but is not located within a SPA 400m Zone of Influence. • Site is well contained by existing dense/mature vegetation and would not be visible from the wider AONB/AGLV. • The suitability of the site would still be subject to the land being removed from the Green Belt.

Site Assessment Proforma

General information

Site Reference / name	4
Site Address (or brief description of broad location)	Lane off West Hill and Hill Crest
Current use	Agriculture/grazing
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	5.18
SHLAA site reference (if applicable)	689
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc.)	Neighbourhood Plan Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)	Yes, 100 residential units (taken from SHLAA 2014)



Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant	The site has no relevant planning history.			

planning permission?

1. Suitability

<i>Suitability</i>				
Is the site: <ul style="list-style-type: none"> - Within the existing settlement area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes. Access could be gained via Hill Crest and West Hill.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No. the site is not currently allocated in the adopted or emerging Local Plan.			

<i>Environmental Considerations</i>		
Questions	Guidelines	Comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt 	Yes	The site is wholly located within the Green Belt and is located within segment W19 which was considered as part of the Waverley Green Belt Review (2014). The review concludes that the segment provides a 'limited contribution' to checking sprawl, preventing merger and historic setting but 'contributes' to safeguarding from encroachment, particularly a part of open countryside between Farnham and Godalming. Overall, it is considered the segment 'contributes' to the overall purposes of the Green Belt.
<ul style="list-style-type: none"> • Flood Zones 2 or 3 	No	The site is wholly located within Flood Zone 1.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	Yes	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<ul style="list-style-type: none"> • National Park 	No	The site is not within or in close proximity to a National Park.
<ul style="list-style-type: none"> • European nature site 		The site is partly located

	Adjacent/nearby	<p>within the 5km Zone of Influence around the Wealden Heaths Phase 2 Special Protection Area.</p> <p>The site is wholly located within the 2km Zone of Influence around the Wealden Heaths Phase 1 Special Area of Conservation and 1km Zone of Influence of Wealden Heats Phase 1 Special Protection Area.</p>
<ul style="list-style-type: none"> • SSSI Impact Risk Zone 	Yes	The whole site is located within a SSSI Impact Risk Zone and the nature and scale of the proposed development matches the corresponding description set out within the guidance (i.e. net gain in residential units).
<ul style="list-style-type: none"> • Site of Nature Conservation Importance 	No	The site is not located within or in close proximity to a Site of Nature Conservation Importance.
<ul style="list-style-type: none"> • SPA (Special Protection Area) 400m Zone of Influence 	No	The site is not located within a SPA 400m Zone of Influence.
<ul style="list-style-type: none"> • Any other local policy designation 	Yes	The site is wholly located within an Area of Great Landscape Value.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	High sensitivity to development	<p>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value.</p> <p>The site is located within segment EL02 of the Waverley Landscape Report (2014) which concludes <i>“the segment demonstrates its importance in keeping a green rural character to this side of the village in keeping with its rural nature, but there could be potential for some development close to the village in association with the existing housing”</i>.</p> <p>Following the site visit it is considered that the site is highly visible from surrounding properties to the north, east and west and would be highly visible from the wider AONB/AGLV due to its location on a plateau.</p>
<p>Agricultural Land</p> <p>Loss of high quality agricultural land (Grades 1 or 2)</p>	No loss	The development of the site will not result in the loss of

		any Grade 1 or 2 agricultural land.
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Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>The site is located adjacent to a Grade II listed building and the Elstead Conservation Area.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	
Bus Stop	<400m	
Primary School	400-800m	
Secondary School	>3900m	Elstead does not have a secondary school.
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	<400m	
Cycle route	400-800m	Elstead does not contain any designated cycle routes but does contain bridleways which cyclists can use.
Footpath	<400m	
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	Few	There is one Tree Preservation Group (WA57) located within the site.
Topography: Flat/ plateau/ steep gradient		Plateau and steep gradient.
What impact would development have on the site's habitats and biodiversity?	Unknown	An ecology survey has not been carried out.
Public Right of Way	Yes	The site contains two footpaths (FP62 and FP63).

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not considered to be contaminated.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Powerline cross the site from north-south.

Impacts	
Potential impacts of development:	Comments
Coalescence Development would result in neighbouring settlements merging into one another.	No
Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.	Medium
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes. The proposed allocation is for 100 residential units.
Potential traffic impacts	High. The proposed allocation is for 100 residential units. As such, it is likely that there will be traffic impacts as result of the allocation. The severity of the impact is however uncertain. (Note: a formal Transport Assessment has not been undertaken to underpin this conclusion)
Any beneficial impacts	Yes. The site would provide a large number of residential units meeting Elstead's housing need.

Other (provide details)	
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3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was submitted as part of the call for sites. As such, it is available for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation in the NP / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Potential housing development capacity:	100
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.	<ul style="list-style-type: none"> The site is not considered suitable for allocation. A significant adverse effect is expected on the AONB/AGLV which would not be mitigatable. Traffic impacts could be adverse on Hill Crest and West Hill which are currently quiet cul-de sacs.

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- | | |
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| | <ul style="list-style-type: none">• Site is located adjacent to a Grade II Listed Building and the Elstead Conservation Area and it is likely that any effects on the setting of these assets would be significant adverse due to the scale of the proposed redevelopment. |
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Site Assessment Proforma

General information

Site Reference / name	5
Site Address (or brief description of broad location)	Sunray Farm, West Hill
Current use	Stables
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2.55
LAA site reference (if applicable)	613
Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc.)	Neighbourhood Plan Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)	Yes, 45-55 residential units (taken from Elstead Parish Council)



Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	WA/2012/1101 – Change of use from poultry farm (Sui Generis) to private equestrian use (Class D2) with the erection of stable buildings and storage barn following demolition of existing buildings; construction of equestrian riding arena.			

	<p>WA/2012/1581 – Change of use from poultry farm (Sui Generis) to private equestrian use (Class D2) with the erection of stable buildings and storage barn following demolition of existing buildings; construction of equestrian riding arena (revision of WA/2012/1101) (as amended by plan received 01/11/2012).</p> <p>WA/2012/1166 – Construction of dormer windows and alterations of roof to provide loft conversion and erection of 2 porches.</p> <p>WA/2012/1915 – Erection of single storey extension; construction of dormer window and alterations to provide loft conversion (revision of WA/2012/1166).</p>
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1. Suitability

<i>Suitability</i>				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing settlement area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	Yes. Access can be gained from West Hill.			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)</p>	No. The site is not currently allocated in the adopted or emerging Local Plan.			

<i>Environmental Considerations</i>		
Questions	Guidelines	Comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt 	Yes	<p>The site is wholly located within the Green Belt and is located within segment W19 which was considered as part of the Waverley Green Belt Review (2014).</p> <p>The review concludes that the segment provides a 'limited contribution' to checking sprawl, preventing merger and historic setting but 'contributes' to safeguarding from encroachment, particularly a part of open countryside between Farnham and Godalming. Overall, it is considered the segment 'contributes' to the overall purposes of the Green Belt.</p>

<ul style="list-style-type: none"> • Flood Zones 2 or 3 	No	The site is wholly located within Flood Zone 1.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	Yes	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<ul style="list-style-type: none"> • National Park 	No	The site is not within or in close proximity to a National Park.
<ul style="list-style-type: none"> • European nature site 	Adjacent/nearby	The site is wholly located within the 5km Zone of Influence around the Wealden Heaths Phase 2 Special Protection Area, 2km Zone of Influence around the Wealden Heaths Phase 1 Special Area of Conservation and the 1km Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area.
<ul style="list-style-type: none"> • SSSI Impact Risk Zone 	Yes	The whole site is located within a SSSI Impact Risk Zone and the nature and scale of the proposed development matches the corresponding description set out within the guidance (i.e. net gain in residential units).
<ul style="list-style-type: none"> • Site of Nature Conservation Importance 	No	The site is not located within or in close proximity to a Site of Nature Conservation Importance.
<ul style="list-style-type: none"> • SPA (Special Protection Area) 400m Zone of Influence 	No	The site is not within a SPA 400m Zone of Influence.
<ul style="list-style-type: none"> • Any other local policy designation 	Yes	The site is wholly located within an Area of Great Landscape Value.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Medium sensitivity to development	<p>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value.</p> <p>The site is located within segment EL02 of the Waverley Landscape Report (2014) which concludes <i>“the segment demonstrates its importance in keeping a green rural character to this side of the village in keeping with its rural nature, but there could be potential for some development close to the village in association with the existing housing”</i>.</p> <p>Following the site visit it is</p>

		considered that the site is well screened from the north, west, south and east as a result of the topography of the land, existing mature/dense vegetation. That said, glimpsed views are possible in some locations to the west from the rear gardens of residential properties.
Agricultural Land Loss of high quality agricultural land (Grades 1 or 2)	No loss	The development of the site will not result in the loss of any Grade 1 or 2 agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	The site is located approximately 170m to the south of the Elstead Conservation Area and 250m south of a Grade II listed building. No impact is expected due to existing buildings screening the assets from the site.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	
Bus Stop	<400m	
Primary School	400-800m	
Secondary School	>3900m	Elstead does not have a secondary school.
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	>800m	
Cycle route	400-800m	Elstead does not contain any designated

		cycle routes but does contain bridleways which cyclists can use.
Footpath	<400m	
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.
Topography: Flat/ plateau/ steep gradient		Flat to the west and rises to the east.
What impact would development have on the site's habitats and biodiversity?	Unknown	An ecology survey has not been carried out.
Public Right of Way	Yes	The site is immediately adjacent to one footpath (FP62).

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not considered to be contaminated.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	However, power lines are located along the eastern boundary of the site.

Impacts

Potential impacts of development:	Comments
Coalescence Development would result in neighbouring settlements merging into one another.	No
Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.	Medium

Scale and nature of development would be large enough to significantly change size and character of settlement	No. The proposed allocation is for 45-55 residential units.
Potential traffic impacts	Medium. The proposed allocation is for 45-55 residential units, as such, following the implementation of mitigation measures the allocation is not considered to result in unacceptable traffic impacts. (Note: a formal Transport Assessment has not been undertaken to underpin this conclusion)
Any beneficial impacts	Yes. The site would provide a small/medium number of residential units contributing to Elstead's housing need. It is also proposed that any redevelopment of the site would ensure that a pedestrian footpath would be installed creating a direct from the site to the car park to the west which would improve the permeability of the site.
Other (provide details)	

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was submitted as part of the call for sites. As such, it is available for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation in the NP / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity:	45-55
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.	<ul style="list-style-type: none"> • The site is considered suitable for development but has significant constraints. • Impacts on the surrounding SPAs will need to be addressed but is not located within a SPA 400m Zone of Influence. • Site is well contained by existing dense/mature vegetation which would reduce views from the wider AONB/AGLV. Additional planting along the boundaries would be required to further screen the site where vegetation is sparse. • Site is within walking distance of a number of local services including the local primary school. • The suitability of the site would still be subject to the land being removed from the Green Belt.

Site Assessment Proforma

General information

Site Reference / name	6
Site Address (or brief description of broad location)	Bargate House
Current use	Gardens at Bargate House
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.4
LAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc.)	Neighbourhood Plan Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)	12-20 (based on 30-50 dwellings per hectare in accordance with policy H4 of the 2002 Local Plan as no number of units was provided by the landowner)



Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no relevant planning history.			

1. Suitability

<i>Suitability</i>				
Is the site: <ul style="list-style-type: none"> - Within the existing settlement area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes. Access can be gained via the existing access to Bargate House but would require grading to ensure a suitable access could be provided to the whole site.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No. The site is not currently allocated in the adopted or emerging Local Plan.			

<i>Environmental Considerations</i>		
Questions	Guidelines	Comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt 	Yes	<p>The site is wholly located within the Green Belt and is located within segment W11 which was considered as part of the Waverley Green Belt Review (2014).</p> <p>The review concludes that the segment provides a 'limited contribution' to checking sprawl, preventing merger and historic setting but 'contributes' to safeguarding from encroachment, particularly a part of open countryside between Farnham and Godalming. Overall, it is considered the segment 'contributes' to the overall purposes of the Green Belt.</p>
<ul style="list-style-type: none"> • Flood Zones 2 or 3 	No	The site is wholly located within the Flood Zone 1.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	Yes	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<ul style="list-style-type: none"> • National Park 	No	The site is not within or in close proximity to a National Park.
<ul style="list-style-type: none"> • European nature site 	Adjacent/nearby	The site is partly located within the 5km Zone of Influence around the Wealden Heaths 2 Special

		<p>Protection Area.</p> <p>The site is wholly located within the 2km Zone of Influence around the Wealden Heaths Phase 1 Special Area of Conservation and the 1km Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area.</p>
<ul style="list-style-type: none"> • SSSI Impact Risk Zone 	Yes	<p>The whole site is located within a SSSI Impact Risk Zone and the nature and scale of the proposed development matches the corresponding description set out within the guidance (i.e. net gain in residential units).</p>
<ul style="list-style-type: none"> • Site of Nature Conservation Importance 	Adjacent/nearby	<p>The site is immediately adjacent to a Site of Nature Conservation Importance.</p>
<ul style="list-style-type: none"> • SPA (Special Protection Area) 400m Zone of Influence 	No	<p>The site is not within a SPA 400m Zone of Influence.</p>
<ul style="list-style-type: none"> • Any other local policy designation 	Yes	<p>The site is wholly located within an Area of Great Landscape Value.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	<p>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value.</p> <p>The site is located within segment EL05a of the Waverley Landscape Report (2014) which concludes <i>"considering the character of the area and its designations, development would be likely to have a negative impact on the landscape"</i>.</p> <p>Following the site visit it is considered that the site is well screened by dense/mature vegetation on all sides and is not visible from the wider AONB/AGLV. That said, glimpsed views of the site are possible from the residential properties to the west of the site.</p>
<p>Agricultural Land</p> <p>Loss of high quality agricultural land (Grades 1 or 2)</p>	No loss	<p>The development of the site will not result in the loss of any Grade 1 or 2 agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>Part of the site is located within the Westbrook Green Conservation Area. The site is immediately adjacent to a Grade II listed building and is within close proximity to one Grade II* and three Grade II listed buildings.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	
Bus Stop	<400m	
Primary School	<400m	
Secondary School	>3900m	Elstead does not have a secondary school.
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	400-800m	
Cycle route	<400m	Elstead does not contain any designated cycle routes but does contain bridleways which cyclists can use.
Footpath	<400m	
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.
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Topography: Flat/ plateau/ steep gradient		Flat, but there are level changes which would need to be addressed.
What impact would development have on the site's habitats and biodiversity?	Unknown	An ecology survey has not been carried out.
Public Right of Way	No	The site does not contain any Public Rights of Way.

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not considered to be contaminated.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Impacts	
Potential impacts of development:	Comments
Coalescence Development would result in neighbouring settlements merging into one another.	No
Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.	Low
Scale and nature of development would be large enough to significantly change size and character of settlement	No. The proposed allocation is for 12-20 residential units.
Potential traffic impacts	Low. The proposed allocation is for 12-20 residential units, as such, it will not generate unacceptable traffic impacts. (Note: a formal Transport Assessment has not been undertaken to underpin this conclusion)
Any beneficial impacts	Yes. The site would provide a small number of residential units contributing to Elstead's housing need.
Other (provide details)	

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was submitted as part of the call for sites. As such, it is available for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
	Please tick a box
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation in the NP / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity:	12-20
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.	<ul style="list-style-type: none"> The site is considered suitable for development but has significant constraints. Impacts on the surrounding SPAs will need to be addressed but is not located within a SPA 400m Zone of Influence. Site is well contained by existing dense/mature vegetation and would not be visible from the wider AONB/AGLV. The suitability of the site would still be subject to the land being removed from the Green Belt.

Site Assessment Proforma

General information

Site Reference / name	7
Site Address (or brief description of broad location)	Church Farm and Westbrook Cottages
Current use	Gardens at Church Farm and West Brook Cottages
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.4
LAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc.)	Neighbourhood Plan Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)	Yes, 5-10 residential units



Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	WA/2001/0850 – Erection of a porch (as amended by plans received 15/06/01). WA/2001/0851 – Application for Listed Building Consent for the erection of a porch (as amended by plans received 15/06/01).			

1. Suitability

<i>Suitability</i>				
Is the site: <ul style="list-style-type: none"> - Within the existing settlement area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes. Access can be gained via Westbrook Hill but would require grading to ensure a suitable access could be provided to the whole site. Vehicular access from Thursley Road could be possible but this would need to be agreed with the residential properties to the east of the site.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No. The site is not currently allocated in the adopted or emerging Local Plan.			

<i>Environmental Considerations</i>		
Questions	Guidelines	Comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt 	Yes	The site is wholly located within the Green Belt and is located within segment W18 which was considered as part of the Waverley Green Belt Review (2014). The review concludes that the segment provides a 'limited contribution' to checking sprawl, preventing merger and historic setting but 'contributes' to safeguarding from encroachment, particularly a part of open countryside between Farnham and Godalming. Overall, it is considered the segment 'contributes' to the overall purposes of the Green Belt.
<ul style="list-style-type: none"> • Flood Zones 2 or 3 	No	The site is wholly located within the Flood Zone 1.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	Yes	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<ul style="list-style-type: none"> • National Park 	No	The site is not within or in close proximity to a National Park.

<ul style="list-style-type: none"> • European nature site 	<p style="text-align: center;">Adjacent/nearby</p>	<p>The site is wholly located within 5km Zone of Influence around the Wealden Heaths Phase 2 Special Protection Area, the 2km Zone of Influence around the Wealden Heaths Phase 1 Special Area of Conservation and the 1km Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area.</p>
<ul style="list-style-type: none"> • SSSI Impact Risk Zone 	<p style="text-align: center;">Yes</p>	<p>The whole site is located within a SSSI Impact Risk Zone and the nature and scale of the proposed development matches the corresponding description set out within the guidance (i.e. net gain in residential units).</p>
<ul style="list-style-type: none"> • Site of Nature Conservation Importance 	<p style="text-align: center;">Adjacent/nearby</p>	<p>The site is approximately 80m to the northeast of a Site of Nature Conservation Importance.</p>
<ul style="list-style-type: none"> • SPA (Special Protection Area) 400m Zone of Influence 	<p style="text-align: center;">No</p>	<p>The site is not located within a SPA 400m Zone of Influence.</p>
<ul style="list-style-type: none"> • Any other local policy designation 	<p style="text-align: center;">Yes</p>	<p>The site is wholly located within an Area of Great Landscape Value.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	<p style="text-align: center;">Low sensitivity to development</p>	<p>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value.</p> <p>The site is located within segment EL04 of the Waverley Landscape Report (2014) which concludes “<i>due to its character and role in keeping the surrounding of the village as a rural character, development in this segment would be likely to have a negative impact on the landscape</i>”.</p> <p>Following the site visit it is considered that the site is well screened by dense/mature vegetation to the south and residential properties to the north, east and west. As such, the site is not visible from the wider AONB/AGLV.</p>
<p>Agricultural Land</p> <p>Loss of high quality agricultural land (Grades 1 or 2)</p>	<p style="text-align: center;">No loss</p>	<p>The development of the site will not result in the loss of any Grade 1 or 2 agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>The site is located within the Westbrook Green Conservation Area and immediately adjacent to one Grade II* listed building, two Grade II listed buildings and one site of archaeological interest.</p> <p>The site is also in close proximity to two additional Grade II listed buildings.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	
Bus Stop	<400m	
Primary School	<400m	
Secondary School	>3900m	Elstead does not have a secondary school.
Open Space / recreation facilities	400-800m	
GP / Hospital / Pharmacy	>800m	
Cycle route	400-800m	Elstead does not contain any designated cycle routes but does contain bridleways which cyclists can use.
Footpath	<400m	
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the	None	There are no Tree Preservation Orders on the site.
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site?		
Topography: Flat/ plateau/ steep gradient		Flat with some sloping.
What impact would development have on the site's habitats and biodiversity?	Unknown	An ecology survey has not been carried out.
Public Right of Way	No	The site does not contain any Public Rights of Way.

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not considered to be contaminated.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Impacts	
Potential impacts of development:	Comments
Coalescence Development would result in neighbouring settlements merging into one another.	No
Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.	Low
Scale and nature of development would be large enough to significantly change size and character of settlement	No. The proposed allocation is for 5-10 residential units.
Potential traffic impacts	Low. The proposed allocation is for 5-10 residential units, as such, it will not generate unacceptable traffic impacts. (Note: a formal Transport Assessment has not been undertaken to underpin this conclusion)
Any beneficial impacts	Yes. The site would provide a small number of residential units contributing to Elstead's housing need.
Other (provide details)	

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was submitted as part of the call for sites. As such, it is available for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No, the site is however in two ownerships with a verbal agreement between the landowners to bring the collective site forward for redevelopment.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years.
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation in the NP / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity:	5-10
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.	<ul style="list-style-type: none"> The site is considered unlikely to be suitable for allocation. The site is immediately adjacent to a number of heritage designations and it is considered that the redevelopment of the site would have an adverse effect on the designations, specifically the setting of the Grade II* listed building (St. James Church) and two Grade II listed buildings (Church Farm House and The Gables). However, sensitive design, including limiting the amount of built development within close

	<p>proximity to the Grade II* listed building could result in an acceptable scheme.</p>
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- The site is well contained by existing dense/mature vegetation and built development which would screen development from the wider AONB/AGLV.
 - The suitability of the site would still be subject to the land being removed from the Green Belt.
-

Site Assessment Proforma

General information

Site Reference / name	8
Site Address (or brief description of broad location)	Land East of Red House Lane
Current use	Scrub, previous uses included production of firewood, storage, amenity space, and rearing free range chickens.
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	0.45
LAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc.)	Neighbourhood Plan Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)	Yes, 5 residential units



Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant	The site has no relevant planning history.			

planning permission?

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing settlement area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	Yes. Access can be gained via Red House Lane.			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)</p>	No. The site is not currently allocated in the adopted or emerging Local Plan.			

Environmental Considerations

Questions	Guidelines	Comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt 	Yes	<p>The site is wholly located within the Green Belt and is located within segment W19 which was considered as part of the Waverley Green Belt Review (2014).</p> <p>The review concludes that the segment provides a 'limited contribution' to checking sprawl, preventing merger and historic setting but 'contributes' to safeguarding from encroachment, particularly a part of open countryside between Farnham and Godalming. Overall, it is considered the segment 'contributes' to the overall purposes of the Green Belt.</p>
<ul style="list-style-type: none"> • Flood Zones 2 or 3 	No	The site is wholly located within the Flood Zone 1.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	Yes	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<ul style="list-style-type: none"> • National Park 	No	The site is not within or in close proximity to a National Park.
<ul style="list-style-type: none"> • European nature site 		The site is wholly located

	Adjacent/nearby	within the 2km Zone of Influence around the Wealden Heaths Phase 1 Special Area of Conservation, 400m Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area and the 5km Zone of Influence around the Wealden Heaths Phase 2 Special Protection Area.
<ul style="list-style-type: none"> • SSSI Impact Risk Zone 	Yes	The whole site is located within a SSSI Impact Risk Zone and the nature and scale of the proposed development matches the corresponding description set out within the guidance (i.e. net gain in residential units).
<ul style="list-style-type: none"> • Site of Nature Conservation Importance 	No	The site is not located within or in close proximity to a Site of Nature Conservation Importance.
<ul style="list-style-type: none"> • SPA (Special Protection Area) 400m Zone of Influence 	Yes	The site is wholly located within the 400m Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area.
<ul style="list-style-type: none"> • Any other local policy designation 	Yes	The site is wholly located within an Area of Great Landscape Value.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Medium sensitivity to development	<p>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value.</p> <p>The site is located within segment EL02 of the Waverley Landscape Report (2014) which concludes <i>“the segment demonstrates its importance in keeping a green rural character to this side of the village in keeping with its rural nature, but there could be potential for some development close to the village in association with the existing housing”</i>.</p> <p>Following the site visit it is considered that the site is well screened to the north, east and south by dense/mature vegetation, however, there are areas where vegetation is sparse and views of the site are possible from the wider AONB/AGLV.</p>

		Views of the site are also possible from the west along Red House Lane but are seen in the context of existing residential development.
Agricultural Land Loss of high quality agricultural land (Grades 1 or 2)	No loss	The development of the site will not result in the loss of any Grade 1 or 2 agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site is located approximately 220m to the north of two Grade II listed buildings.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Bus Stop	<400m	
Primary School	400-800m	
Secondary School	>3900m	Elstead does not have a secondary school.
Open Space / recreation facilities	<400m	
GP / Hospital / Pharmacy	>800m	
Cycle route	<400m	Elstead does not contain any designated cycle routes but does contain bridleways which cyclists can use.
Footpath	<400m	

Key employment site	>800m	
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Other key considerations

Are there any known Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.
Topography: Flat/ plateau/ steep gradient		Flat
What impact would development have on the site's habitats and biodiversity?	Low	A Phase 1 Ecology Survey (24 July 2017) has been undertaken on behalf of the landowner by Bright Green Environmental. In summary, following the implementation of avoidance/precautionary, mitigation and enhancement measures the redevelopment of the site would not have an impact on the site's biodiversity.
Public Right of Way	Yes	The site is immediately adjacent to one bridleway (BW68) and one footpath (FP68a).

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not considered to be contaminated.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Impacts

Potential impacts of development:	Comments
Coalescence Development would result in neighbouring settlements merging into one another.	No
Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.	Low

Scale and nature of development would be large enough to significantly change size and character of settlement	No. The proposed allocation is for 5 residential units.
Potential traffic impacts	Low. The proposed allocation is for 5 residential units, as such, it will not generate unacceptable traffic impacts. (Note: a formal Transport Assessment has not been undertaken to underpin this conclusion)
Any beneficial impacts	Yes. The site would provide a small number of residential units contributing to Elstead's housing need.
Other (provide details)	An Arboricultural Impact Assessment has been undertaken on behalf of the landowner by Bright Green Environmental and has identified that following the assessment of a preliminary design two category B trees and five category C trees would need to be removed to make way for development. The impact of this is considered low as all high quality trees will be retained.

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was submitted as part of the call for sites. As such, it is available for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0-5 years
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation in the NP / no evidence of availability ('reject')	<input type="checkbox"/>

Potential housing development capacity:

5

Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.

- The site is considered suitable for development but has significant constraints.
- The site includes land to the rear of properties along Red House Lane and this type of 'back garden' development would be out of character in this part of Elstead which is predominantly linear.
- The site is well screened from the wider AONB/AGLV but there are glimpsed views of the site where vegetation is sparse. To mitigate this additional screening would be required along the boundaries of the site.
- The suitability of the site would still be subject to the land being removed from the Green Belt.
- Site is located within a 400m SPA Zone of Influence and the impacts on the SPA will need to be addressed.

Site Assessment Proforma

General information

Site Reference / name	9
Site Address (or brief description of broad location)	Land at Red House Farm
Current use	Agriculture
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	2.1
LAA site reference (if applicable)	695
Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc.)	Neighbourhood Plan Call for Sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)	Yes, 17 residential units (taken from SHLAA 2014)



Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	The site has no relevant planning history.			

1. Suitability

Suitability				
Is the site: <ul style="list-style-type: none"> - Within the existing settlement area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes. Access can be gained via Red House Lane or Beacon View Road (although it is noted that the latter is a private road).			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N) (provide details)	No. The site is not currently allocated in the adopted or emerging Local Plan.			

Environmental Considerations		
Questions	Guidelines	Comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt 	Yes	<p>The site is wholly located within the Green Belt and is located within segment W19 which was considered as part of the Waverley Green Belt Review (2014).</p> <p>The review concludes that the segment provides a 'limited contribution' to checking sprawl, preventing merger and historic setting but 'contributes' to safeguarding from encroachment, particularly a part of open countryside between Farnham and Godalming. Overall, it is considered the segment 'contributes' to the overall purposes of the Green Belt.</p>
<ul style="list-style-type: none"> • Flood Zones 2 or 3 	No	The site is wholly located within the Flood Zone 1.
<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) 	Yes	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<ul style="list-style-type: none"> • National Park 	No	The site is not within or in close proximity to a National Park.
<ul style="list-style-type: none"> • European nature site 	Adjacent/nearby	The site is adjacent to the Thursley, Ash, Pirbright and

		<p>Cobham Special Area of Conservation and the Thursley, Hankley and Frensham Commons Special Protection Area.</p> <p>The site is wholly located within the 2km Zone of Influence around the Wealden Heaths Phase 1 Special Area of Conservation, 400m Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area and the 5km Zone of Influence around the Wealden Heaths Phase 2 Special Protection Area.</p>
<ul style="list-style-type: none"> • SSSI Impact Risk Zone 	Yes	<p>The whole site is located within a SSSI Impact Risk Zone and the nature and scale of the proposed development matches the corresponding description set out within the guidance (i.e. net gain in residential units).</p> <p>The site is immediately adjacent to the Thursley, Hankley and Frensham Commons SSSI.</p>
<ul style="list-style-type: none"> • Site of Nature Conservation Importance 	No	<p>The site is not located within or in close proximity to a Site of Nature Conservation Importance.</p>
<ul style="list-style-type: none"> • SPA (Special Protection Area) 400m Zone of Influence 	Yes	<p>The site is wholly located within the 400m Zone of Influence around the Wealden Heaths Phase 1 Special Protection Area.</p>
<ul style="list-style-type: none"> • Any other local policy designation 	Yes	<p>The site is wholly located within an Area of Great Landscape Value.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	<p>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value.</p> <p>The site is located within segment EL03 of the Waverley Landscape Report (2014) which concludes <i>"in landscape terms there could be development opportunity for the off plot development along Thursley Road within the segment. This could tie in visually with the other residential units, but a continuous line would not be appropriate to the local</i></p>

		<p><i>character as some gaps and views should be preserved. However, this would be within the Green Belt where other policy considerations apply. Development in the rest of the segment would be likely to have a negative impact on the landscape”.</i></p> <p>Following the site visit it is considered that the site is well screened by existing dense/mature vegetation with views only possible from the existing farmer’s access to the site (southeast corner) and residential properties to the north of the site.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1 or 2)</p>	<p>No loss</p>	<p>The development of the site will not result in the loss of any Grade 1 or 2 agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site is located approximately 150m to the northwest of two Grade II listed buildings. However, the site will not be visible from the listed buildings due to existing dense vegetation.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	
Bus Stop	<400m	
Primary School	400-800m	

Secondary School	>3900m	Elstead does not have a secondary school.
Open Space / recreation facilities	<400m	
GP / Hospital / Pharmacy	>800m	
Cycle route	<400m	Elstead does not contain any designated cycle routes but does contain bridleways which cyclists can use.
Footpath	<400m	
Key employment site	>800m	

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	There are no Tree Preservation Orders on the site.
Topography: Flat/ plateau/ steep gradient		Flat
What impact would development have on the site's habitats and biodiversity?	Unknown	An ecology survey has not been carried out.
Public Right of Way	Yes	The site is immediately adjacent to one bridleway (BW68) and one footpath (FP68a).

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is not considered to be contaminated.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Impacts

Potential impacts of development:	Comments
Coalescence	No

Development would result in neighbouring settlements merging into one another.	
Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.	Low
Scale and nature of development would be large enough to significantly change size and character of settlement	No. The proposed development is for 17 residential units. (Note: a formal Transport Assessment has not been undertaken to underpin this conclusion)
Potential traffic impacts	Medium. The proposed allocation is for 17 residential units, as such, following the implementation of mitigation measures the allocation is not considered to result in unacceptable traffic impacts. (Note: a formal Transport Assessment has not been undertaken to underpin this conclusion)
Any beneficial impacts	Yes. The site would provide a small/medium number of residential units contributing to Elstead's housing need.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was submitted as part of the call for sites. As such, it is available for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation in the NP / no evidence of availability ('reject')	<input type="checkbox"/>
Potential housing development capacity:	17
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.	<ul style="list-style-type: none"> • The site is considered suitable for development but has significant constraints. • The site is well screened from the wider AONB/AGLV but there are glimpsed views of the site in certain locations. To mitigate this additional screening would be required along the boundaries of the site. • The suitability of the site would still be subject to the land being removed from the Green Belt. • Site is located within a 400m SPA Zone of Influence and the impacts on the SPA will need to be addressed.

Appendix B Natural England Correspondence

Date: 16 May 2017
Our ref: 215185



Juliet Williams
elsteadpc.clerk@gmail.com
BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
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T 0300 060 3900

Dear Juliet

Strategic Plan: Elstead and Weyburn Neighbourhood Plan.

The Elstead and Weyburn Neighbourhood Plan team has asked Natural England to advise on the site allocations and Habitats Regulations requirements for the emerging Neighbourhood Plan.

Natural England met with the Elstead and Weyburn Neighbourhood Plan team on the 05 May 2017 to discuss the proposed Neighbourhood Plan.

Attendees:

Natural England (NE):
Miranda Petty (MP)

Elstead and Weyburn Neighbourhood Plan Team:

Juliet Williams
Patrick Murphy
Jane Jacobs
Dawn Davidsen
John Mathisen

Natural England Advice:

Some of the sites put forward in the call for sites for housing development included areas within 400m of the Wealden Heaths Phase II Special Protection Area (SPA). NE advise that site allocations above 5 dwellings within 400m of the SPA would be unlikely to be accepted as it is unlikely that mitigation measures would be effective in protecting the integrity of the SPA. Waverley Borough Council (BC) do have the discretion to permit a small amount of additional housing development within the 400m zone of influence, however these sites must be of 5 or less dwellings and are capped at a certain overall number for the borough. Waverley BC keep a record of the number of permissions they have left available to grant across the whole borough so NE would suggest liaising with them on any potential small sites within the 400m area.

Due to the size, scale and proximity of the proposed sites outside the 400m zone of influence NE advise that there could be likely significant effects on the SPA without mitigation measures being secured. The sites proposed were mainly within 500m - 600m of the SPA boundary. These allocations would require a Habitats Regulation Assessment to establish the possible impacts of the developments on the SPA and to suggest mitigation measures which could ensure that there will not be a likely significant effect on the SPA if/when these developments come forward. A commonly accepted mitigation measure is the use of Suitable Alternative Natural Greenspace (SANG). This has already been established as suitable mitigation for the Weyburn Works development which is also within this Neighbourhood Plan area and has been granted permission at appeal. For the Wealden Heaths SPA sites are assessed on a case by case basis. From investigating the potential

sites put forward here Natural England would advise that the site allocations with 22 + dwellings would be likely to require mitigation and SANG would be an acceptable solution for this.

Priority should be given to directing development to sites where potential adverse effects can be avoided without the need for mitigation measures. Natural England advise that sites further away from the SPA would be less likely to have an effect on the SPA's integrity and therefore may not require mitigation measures, depending upon the number of dwellings proposed.

The [NE SANG Guidelines](#) set out the criteria which a SANG should meet in order to provide effective SPA mitigation. These were initially created for the Thames Basin Heaths SPA where SANGs must meet all of the criteria. The Wealden Heaths SPA areas are dealt with on a case by case basis and therefore SANGs can be proposed which may not meet all of the requirements but could compensate for this in other ways. In Wealden Heaths there is evidence which shows that people walk further than the proposed 2.3km so we normally consider 2.3km – 2.6km walks as being suitable. However, in some cases shorter walks are also accepted.

There could be potential capacity available at the Weyburn Works SANG which has recently secured planning permission. Although this SANG provides above the minimum requirement of 8 ha per 1,000 residents the site is in very close proximity to the SPA and does not provide the desired minimum 2.3km circular walk. The applicant was therefore required to provide more SANG area to ensure that this mitigation was effective for the proposed development. However, we would advise that you consult with Waverley BC to check whether there would be any available capacity which could be used strategically for future Elstead/Weyburn developments or if the site could have further SANG areas 'bolted on' to the existing SANG. If this is a feasible option it would also need to be agreed with the SANG Management Company who will be managing the site in perpetuity.

The Neighbourhood Plan could also put forward potential new SANG areas to provide the required mitigation for proposed development sites. The housing site allocations should include supporting information stating that a SANG solution would be accepted as mitigation against impacts on the SPA. Suggested SANG site/s could then be outlined within the Neighbourhood Plan which would be for developers to consider when looking to build on the allocated housing sites.

The Habitats Regulation Assessment screening is likely to require more detail than just a single page document however NE advise that if appropriate mitigation measures are put forward, as discussed, then it is likely that the document will be able to conclude that there will be no likely significant effects on the SPA from the allocated sites or overall Neighbourhood Plan. This should avoid the requirement for a full Appropriate Assessment of the Plan.

Further Information:

Natural England would like to take this opportunity to draw your attention to the recently produced [Neighbourhood Plan for Benson](#), in South Oxfordshire. Although the Plan has not been to referendum yet, we are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when creating and reviewing your own Neighbourhood Plan.

The advice provided is the professional advice of the Natural England adviser named below. It is the best advice that can be given based on the information provided so far. Its quality and detail is dependent upon the quality and depth of the information which has been provided. It does not constitute a statutory response or decision, which will be made by Natural England acting corporately in its role as statutory consultee to the competent authority. The advice given is therefore not binding in any way and is provided without prejudice to the consideration of any statutory consultation response or decision which may be made by Natural England in due course. The final judgement on any proposals by Natural England is reserved until the Neighbourhood Plan is submitted for formal consultation and will be made on the information then available. All advice is subject to review and revision in the light of changes in relevant considerations, including changes

in relation to the facts, scientific knowledge/evidence, policy, guidance or law. Natural England will not accept any liability for the accuracy, adequacy or completeness of, nor will any express or implied warranty be given for, the advice. This exclusion does not extend to any fraudulent misrepresentation made by or on behalf of Natural England.

Yours Sincerely

Miranda Petty
Thames Team
Sustainable Development

