

# Elstead and Weyburn Neighbourhood Plan

Site Options and Assessment Addendum

Elstead Parish Council

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## Quality information

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## Revision History

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V2	24/02/21	Final Draft	UM	Una McGaughrin	Associate Director
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V3	12/03/21	Final Report	UM	Una McGaughrin	Associate Director

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## Abbreviations used in the report

### Abbreviation

AGLV	Area of Great Landscape Value
AONB	Area of Outstanding Natural Beauty
EPC	Elsstead Parish Council
Ha	Hectare
LAA	Land Availability Assessments (refers to the Waverley Borough Council Land Availability Assessment November 2020 <sup>1</sup> in this Addendum Report)
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
QB	Qualifying Body
SOA	Site Options and Assessment
TPO	Tree Preservation Order
WBC	Waverley Borough Council

<sup>1</sup> Available at <https://www.waverley.gov.uk/Services/Planning-and-building/Planning-strategies-and-policies/Housing-supply-and-delivery/Land-Availability-Assessment-LAA>

# Executive Summary

This Addendum Report follows a previous Site Options and Assessment report produced by AECOM for Elstead Parish Council in August 2017. The August 2017 Report assessed 9 sites and provided recommendations on their potential suitability in the emerging Elstead and Weyburn Neighbourhood Development Plan.

Since the publication of the August 2017 report, three additional sites have become available and have been promoted to Elstead Parish Council for possible inclusion in the emerging Neighbourhood Plan. In order to ensure that all site options have been considered before land is allocated for development in the emerging Neighbourhood Plan, Elstead Parish Council has requested these new sites to be assessed using the approach employed in the August 2017 to allow for a direct comparison with sites previously assessed.

In addition, this Addendum has also reviewed sites previously assessed in the August 2017 Report and in the updated Waverley Borough Council Land Availability Assessment 2020 in relation to new or additional information available, such as updated Planning Policy and Evidence Base documents.

This Addendum reviewed and assessed a total of 23 sites, which includes sites newly promoted to the Parish Council, sites assessed in the August 2017 Report and sites assessed in the 2020 Waverley Borough Council Land Availability Assessment.

The total housing capacity from the sites assessed as suitable or potentially suitable exceeds the remaining housing requirement of 61 dwellings over Waverley Borough Council's Local Plan's Plan Period (position as of December 2020).

The information contained in this Addendum Report is intended to assist Elstead Parish Council in the selection of appropriate sites to meet the housing requirement for Elstead. It should be read in conjunction with the conclusions of the August 2017 report and can be used by the Parish Council to inform further engagement with the local community, landowners, developers and Waverley Borough Council.

# 1. Introduction

- 1.1 This Addendum Report is an independent site assessment for the Elstead and Weyburn Neighbourhood Development Plan. The work undertaken was agreed with Elstead Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in December 2020 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 Elstead Parish Council is currently preparing the Elstead and Weyburn Neighbourhood Plan in the context of the adopted Waverley Borough Local Plan Part I and saved policies of the Local Plan 2002, as well as the emerging Waverley Borough Local Plan Part II. Policy ALH1 of the adopted Waverley Borough Local Plan Part I requires the Elstead and Weyburn Neighbourhood Plan area to provide a minimum of 160 homes over the Plan Period from 2013 to 2032. As of December 2020, 99 homes have been built or have an outstanding planning permission.
- 1.3 This Addendum Report follows a previous Site Options and Assessment report produced by AECOM for Elstead Parish Council in August 2017. The August 2017 Report assessed 9 sites and provided recommendations on their potential suitability in the emerging Elstead and Weyburn Neighbourhood Development Plan. Three sites identified as potentially suitable in the August 2017 Report is proposed for residential allocation of 63 homes in total in the draft Elstead and Weyburn Development Plan published for consultation.
- 1.4 Since the publication of the August 2017 report, three additional sites have become available and have been promoted to Elstead Parish Council for possible inclusion in the emerging Neighbourhood Plan. In order to ensure that all site options have been considered before land is allocated for development in the emerging Neighbourhood Plan, Elstead Parish Council has requested these new sites to be assessed using the approach employed in the August 2017 to allow for a direct comparison with sites previously assessed. In addition, sites previously assessed in the August 2017 Report and in the updated Waverley Borough Council Land Availability Assessment 2020 are reviewed in this Addendum Report in relation to new or additional information available, to ensure a robust and consistent comparison of all possible sites.
- 1.5 This report should be viewed as an Addendum to the August 2017 Report, and its conclusions used in combination with the earlier report to inform the final choice of sites to be allocated.

## 2. Policy Context

2.1 This section notes the relevant changes in planning policy and supporting evidence base since the last AECOM Site Assessment Report (August 2017). The key changes identified includes:

### Adopted and Emerging Planning Policy

- Revision of the National Planning Policy Framework (NPPF) (2019)<sup>2</sup>
- Adoption of the Waverley Borough Local Plan Part 1: Strategic Policies and Sites in February 2018<sup>3</sup> (LPP1), which replaces a number of saved policies from Local Plan 2002<sup>4</sup>, including Policy C1 and C3 summarised in the August 2017 Site Assessment Report
- Publication of the draft (Pre-Submission) Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies<sup>5</sup> in November 2020
- Publication of the emerging Elstead and Weyburn Neighbourhood Plan 2013-2032 (Regulation 14 Draft Plan) in March 2020<sup>6</sup>

### Evidence Base Produced

- Part 2 of the Waverley Green Belt Review (August 2014)
- Waverley Landscape and Visual High-level review of proposed allocated sites (October 2020)<sup>7</sup>
- Updated Waverley Borough Council Land Availability Assessment (November 2020)<sup>8</sup>
- Elstead Site Design Codes (December 2019)

## National Planning Policy Framework (2019)

2.2 The revised National Planning Policy Framework (2019) sets out the overall framework for the more detailed policies contained in local and neighbourhood plans. It must be taken into account in preparing Development Plans, and is a material consideration in planning decisions. It is supported by Planning Practice Guidance (PPG)<sup>9</sup> which also forms part of the national planning policies. The key national policies of relevance are set out below, but this Addendum Report has regard to all other aspects of national planning policy where appropriate.

2.3 **Paragraph 77** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

2.4 **Paragraph 78** adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

2.5 **Paragraph 79** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

<sup>2</sup> Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>3</sup> Available at [https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/LPP1\\_July\\_2019\\_web.pdf?ver=M4C0VK\\_SH7V54tLWEaTftA%3d%3d](https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/LPP1_July_2019_web.pdf?ver=M4C0VK_SH7V54tLWEaTftA%3d%3d)

<sup>4</sup> Available at <https://www.waverley.gov.uk/Services/Planning-and-building/Planning-strategies-and-policies/Local-plan/Local-Plan-2002>

<sup>5</sup> Available at [https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/Draft\\_Submission\\_Local\\_Plan\\_Part\\_2.pdf?ver=9NVIVP2SrJP-fcc3tWPoVw%3d%3d](https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/Draft_Submission_Local_Plan_Part_2.pdf?ver=9NVIVP2SrJP-fcc3tWPoVw%3d%3d)

<sup>6</sup> Available at <https://elsteadvillage.co.uk/wp-content/uploads/2020/03/Elstead-and-Weyburn-Neighbourhood-Plan-MARCH-2020-FINAL.pdf>

<sup>7</sup> Available at [https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/Waverley\\_Landscape\\_Report\\_2020\\_web\\_.pdf?ver=2oc5D-Vc4XE4RI7vwD1oKw%3d%3d](https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/Waverley_Landscape_Report_2020_web_.pdf?ver=2oc5D-Vc4XE4RI7vwD1oKw%3d%3d)

<sup>8</sup> Available at [https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/housing-supply-and-delivery/Land%20Availability%20Assessment%20\(LAA\)%202020.pdf?ver=9bIKji8SSLNbrJ1wehVHvQ%3d%3d](https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/housing-supply-and-delivery/Land%20Availability%20Assessment%20(LAA)%202020.pdf?ver=9bIKji8SSLNbrJ1wehVHvQ%3d%3d)

<sup>9</sup> Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

- b) The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - c) The development would re-use redundant or disused buildings and enhance its immediate setting;
  - d) The development would involve the subdivision of an existing residential dwelling; or
  - e) The design is of exceptional quality, in that it:
    - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 2.6 **Paragraph 117** promotes an effective use of land in meeting the need for homes and other uses (including by making as much use as possible of previously developed land) while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 2.7 **Paragraph 133** sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts being their openness and permanence.
- 2.8 **Paragraph 134** adds that the Green Belt services five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.9 **Paragraph 136** requires that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.
- 2.10 **Paragraph 137** adds that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy: a) makes as much use as possible of suitable brownfield sites and underutilised land; b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.
- 2.11 **Paragraph 145** considers the construction of new buildings as inappropriate as Green Belt but sets out 7 types of exceptions. The exceptions include (but not limited to) e) limited infilling in villages; f) limited affordable housing for local community needs under policies set out in the development plan; and, g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 2.12 **Paragraph 155** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, and **Paragraph 157** adds that all plans should apply a sequential, risk-based approach to the location of development so as to avoid, where possible, flood risk to people and property.
- 2.13 **Paragraph 171** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. **Footnote 53** suggests that where

significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

## Waverley Borough Local Plan Part I (LPP1) and Local Plan 2002

2.14 Since the last AECOM Site Assessment in August 2017, the draft Waverley Borough Local Plan Part I (2016-2032) (LPP1) has been examined and modified for adoption in February 2018. It replaces a number of policies from Local Plan 2002, including Policy C1 and C3 summarised in the August 2017 Site Assessment Report. However, it should be noted that some Local Plan 2002 policies have been retained until the adoption of the Waverley Borough Local Plan Part II (LPP2). The relevant adopted local plan policies include:

### Waverley Borough Local Plan Part I (LPP1)

2.15 **Policy SP2 Spatial Strategy** sets out the spatial strategy for Waverley to 2032 which seeks to maintain Waverley's character whilst ensuring that development needs are met in a sustainable manner. In relation to Elstead, the strategy is to:

- Avoid major development on land of the highest amenity and landscape value, such as the Surrey Hills Area of Outstanding Natural Beauty and to safeguard the Green Belt;
- Allow moderate levels of development in larger villages, including Elstead
- Maximise opportunities for the development of suitable brownfield sites for housing, business or mixed use
- Allocate other strategic sites (note that none of the identified strategic sites are in Elstead). Additional sites will be identified and allocated through Local Plan Part 2 and neighbourhood plans

2.16 **Policy ALH1 The Amount and Location of Housing** states that the Council will make provision for at least 11,210 net additional homes in the period from 2013 to 2032 (equivalent to at least 590 dwellings a year). The Elstead and Weyburn Neighbourhood Plan Area is allocated 160 homes (minimum number of new homes to accommodate since April 2013).

2.17 **Policy AHN1 Affordable Housing on Development Sites** requires a minimum provision of 30% affordable housing on all housing developments where applicable.

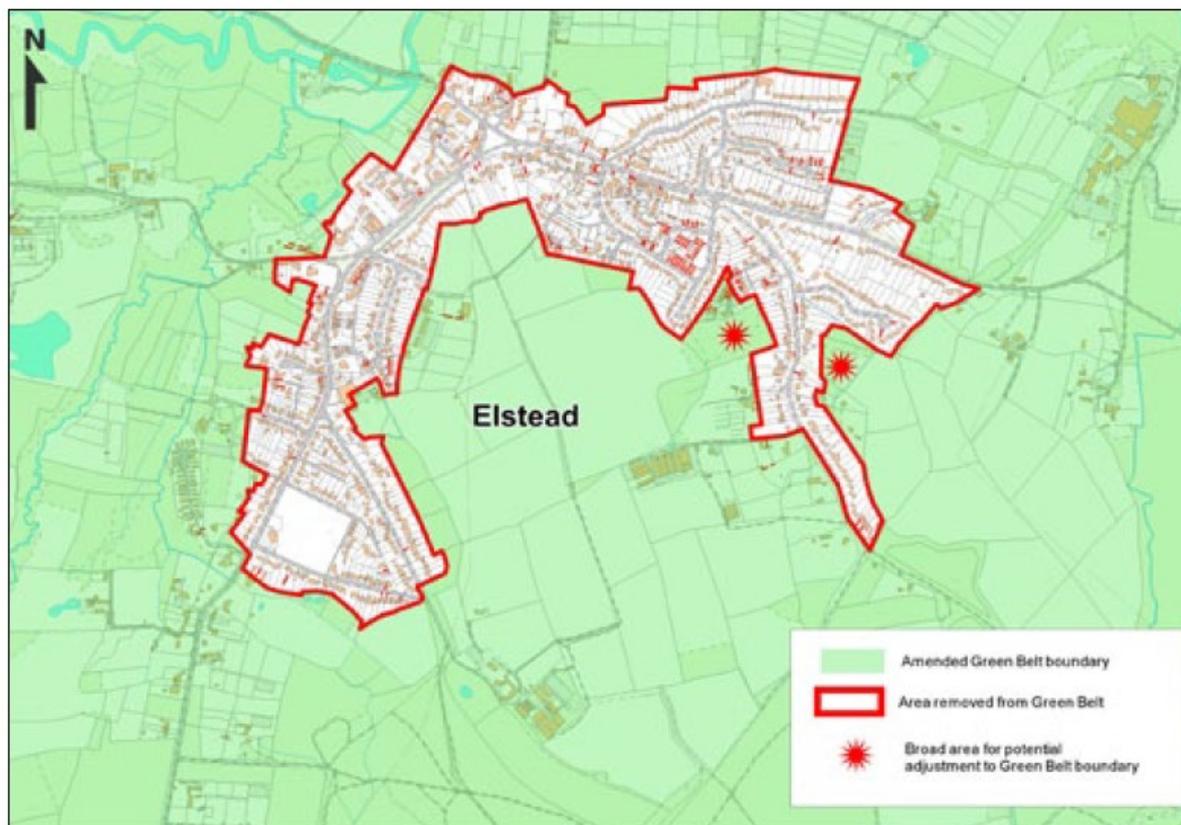
2.18 **Policy AHN2 Rural Exception Sites** states that where there is a genuine local need for affordable housing which cannot be met in some other way, small scale developments of affordable housing may be permitted on land that is within, adjoins or is closely related to the existing settlement, provided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

2.19 **Policy RE2 Green Belt** seeks to protect against inappropriate development in the Green Belt in accordance with the NPPF. A number of changes have been made to the Green Belt, including the removal of Elstead (within the current Rural Settlement boundaries) from the designated area. It is noted in the policy that detailed adjustments to the Green Belt boundaries (and Rural Settlement boundaries) around Elstead will be made in Local Plan Part 2 following consultation with local communities.

In relation to the potential detailed adjustments, the supporting text in paragraph 13.22 of the adopted Plan states that *'the Local Plan insets Elstead 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 adjustment to the existing settlement boundary. These are indicated in Plan 4 [of the Local Plan Part I] (see Figure 2.1). In addition, there may be other potentially suitable sites that will emerge through the Neighbourhood Plan process. The precise definition of the new settlement boundary will be identified in the Local Plan Part 2.'*

Figure 2.1 Extract from Waverley Borough Local Plan Part 1 Plan 4 (Source: Waverley Borough Council)

## Plan 4. Removal of land within Elstead from Green Belt



- 2.20 **Policy RE3 Landscape Character** requires new development to respect and where appropriate, enhance the distinctive character of the landscape in which it is located. In relation to Surrey Hills Area of Outstanding Natural Beauty, it states that the protection and enhancement of the character and qualities of the Surrey Hills Area of Outstanding Natural Beauty (AONB) is of national importance and will be a priority. The setting of the AONB will be protected where development outside its boundaries harm public views from or into the AONB. In relation to the Area of Great Landscape Value, it states that the same principles for protecting the AONB will apply whilst recognising that the protection of the AGLV is commensurate with its status as a local landscape designation.
- 2.21 **Policy NE1 Biodiversity and Geological Conservation** states that within locally designated sites<sup>10</sup>, development will not be permitted unless it is necessary for appropriate on site management measures or can demonstrate no adverse impact to the integrity of the nature conservation interest. In addition, development adjacent to locally designated will not be permitted where it has an adverse impact on the integrity of the nature conservation interest.
- 2.22 **Policy NE3 Thames Basin Heaths Special Protection Area** states that no net new residential development will be permitted within the 400m 'exclusion zone' of the Thames Basin Heaths SPA boundary, as mitigation measures are unlikely to be capable of protecting the integrity of the SPA. New residential development which the Council considers that either alone or in combination is likely to have a significant adverse effect on the SPA beyond 400m and within 5km of the SPA boundary must provide the stated appropriate contributions or solutions. All new residential development which is likely to have significant adverse effect on the ecological integrity of the SPA will be required to demonstrate that adequate measures (which must be agreed with Natural England) are put in place to avoid or mitigate any potential adverse effects.

<sup>10</sup> Including Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves, Local Geological Sites and other Ancient Woodland, Ancient and Veteran Trees, or any other Priority Habitats not identified within Sites of Special Scientific Interest (SSSIs) and National Nature Reserves.

## Local Plan 2002

2.23 **Policy RD1 Rural Settlements** states that within the rural settlement boundaries identified in the Local Plan, the Council will only permit appropriate development which is well-related in scale and location to the existing development and which:

- 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;
- 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;
- Does not adversely affect the urban/rural transition by using open land within the curtilage of buildings at the edge of the settlement;
- Takes account of the form, setting, local building style and heritage of the settlement; and,
- Generates a level of traffic which is compatible with the environment of the village and which can be satisfactorily accommodated on the surrounding network.

## Draft Waverley Borough Local Plan Part II (LPP2)

2.24 In November 2020, Waverley Borough Council has published the pre-submission draft of the Local Plan Part 2 (LPP2) for consultation, which will form the second stage of Waverley Local Plan together with the adopted Local Plan Part 1. The emerging Local Plan Part II provide the more detailed development management policies and will replace the remaining saved policies of the Local Plan 2002 once adopted. The policies of key relevance are:

2.25 **Policy DM1 Environmental Implications of Development** states that development should avoid harm to the health and amenity of occupants of nearby land and buildings, and future occupants of the development. Development should also not harm or damage the existing environmental assets and maximise opportunities to deliver net gain in relation to ecological and geological assets.

2.26 **Policy DM5 Safeguarding Amenity** requires development to avoid harm to the amenity of future occupants and existing occupants of nearby land, buildings and residences.

2.27 **Policy DM11 Trees, Woodland, Hedgerows and Landscaping** states that proposals which would result in the loss or deterioration of irreplaceable habitats or a detrimental impact on the landscape character of the area will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy exists.

2.28 **Policy DM13 Development within Settlement Boundaries** states that the principle of development within identified settlement boundaries is acceptable subject to compliance with other policies in the Development Plan. The supporting text paragraphs 3.9 and 3.10 state that settlement boundary and Green Belt changes in Elstead to accommodate planned growth will be made through the relevant Neighbourhood Plan.

2.29 **Policy DM15 Development in rural areas** state that in rural areas, development should:

- Not be isolated from everyday services and facilities, while maximising opportunities for walking and cycling and seeking to avoid dependency on private vehicles, taking account of the nature and functional needs of forms development which are acceptable in rural areas;
- Recognise the natural beauty and undeveloped character which is intrinsic to the open countryside, together with the distinctive character and pattern of development in areas of urban-rural transition and rural settlements, while making efficient use of land;
- Avoid the loss of areas of best and most versatile agricultural land.

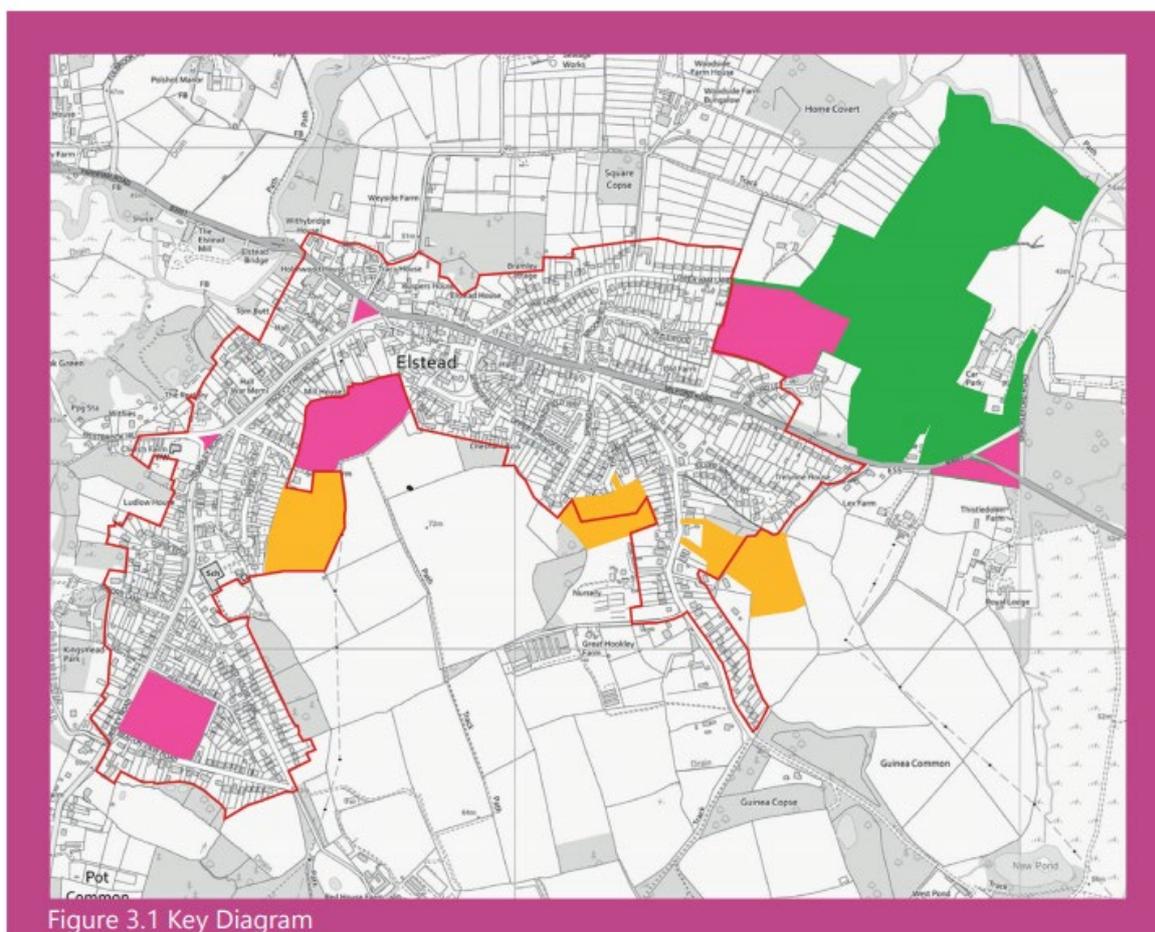
2.30 **Policy DM20 Development affecting Listed Buildings, and/or their Settings** states that development should preserve or enhance listed buildings and their settings, and any features of special architectural or historic interest they possess.

- 2.31 **Policy DM21 Conservation Areas** requires development to preserve or enhance the character of Conservation Areas.
- 2.32 **Policy DM25 Archaeology** requires development proposals involving ground disturbance on or near Scheduled Ancient Monuments, County Sites of Archaeological Importance and Areas of High Archaeological Importance or on any site exceeding 0.4 hectares to submit an initial assessment of the archaeological value.

## Emerging Elstead and Weyburn Neighbourhood Plan 2013-2032 (Regulation 14 Draft Plan)

- 2.33 In March 2020, the draft Elstead and Weyburn Neighbourhood Plan 2013-2032 is published for public consultation under Regulation 14. This Addendum Report has not used the draft policies contained in the emerging Neighbourhood Plan as assessment criteria to prevent pre-determination, but commentaries are provided to indicate whether the emerging policies may render the site's suitability for development. The policies of key relevance are:
- 2.34 **Policy PP1 Settlement Boundary** defines the settlement boundary of Elstead Village. Development proposals outside of the settlement boundary will only be permitted in exceptional circumstances.
- 2.35 **Policy H1 Housing Allocations, Policy H2 Sunray Farm, Policy H3 The Croft and Policy H4 Four Trees** allocate land at Sunray Farm, the Croft and Four Trees for residential development of 42 dwellings, 10 dwellings and 11 dwellings respectively.
- 2.36 **Policy ESDQ4 Local Green Spaces** designates the two Village Greens in Elstead, Thursley Road Recreation Ground, Burford Lodge Recreation Ground, Land at Bonfire Hill, The Triangle by Shackleford/Milford Road and the verge outside Lex Farm and Thistledown Farm as Local Green Spaces.
- 2.37 **Policy ESDQ7 Tanshire and Weyburn Green Gap** states that development within the Tanshire and Weyburn Green Gap will not be permitted unless the open or undeveloped character of the gap would not be adversely affected; and the separate identity (physical and visual perception) of the Tanshire and Weyburn development from the Elstead village will not be harmed.
- 2.38 **Policy ESDQ8 Biodiversity and Trees** sets a presumption against development within 400 metres of internationally designated wildlife sites.
- 2.39 **Figure 2.2** shows the location of the proposed settlement boundary, Tanshire and Weyburn Green Gap, Local Green Spaces and Housing Sites in Elstead.

**Figure 2.2 Extract from the draft Elstead and Weyburn Neighbourhood Plan 2013-2032 (Regulation 14) (Source: Elstead Parish Council)**



- Settlement Boundary
- Tanshire and Weyburn Green Gap
- Local Green Spaces
- Housing Sites

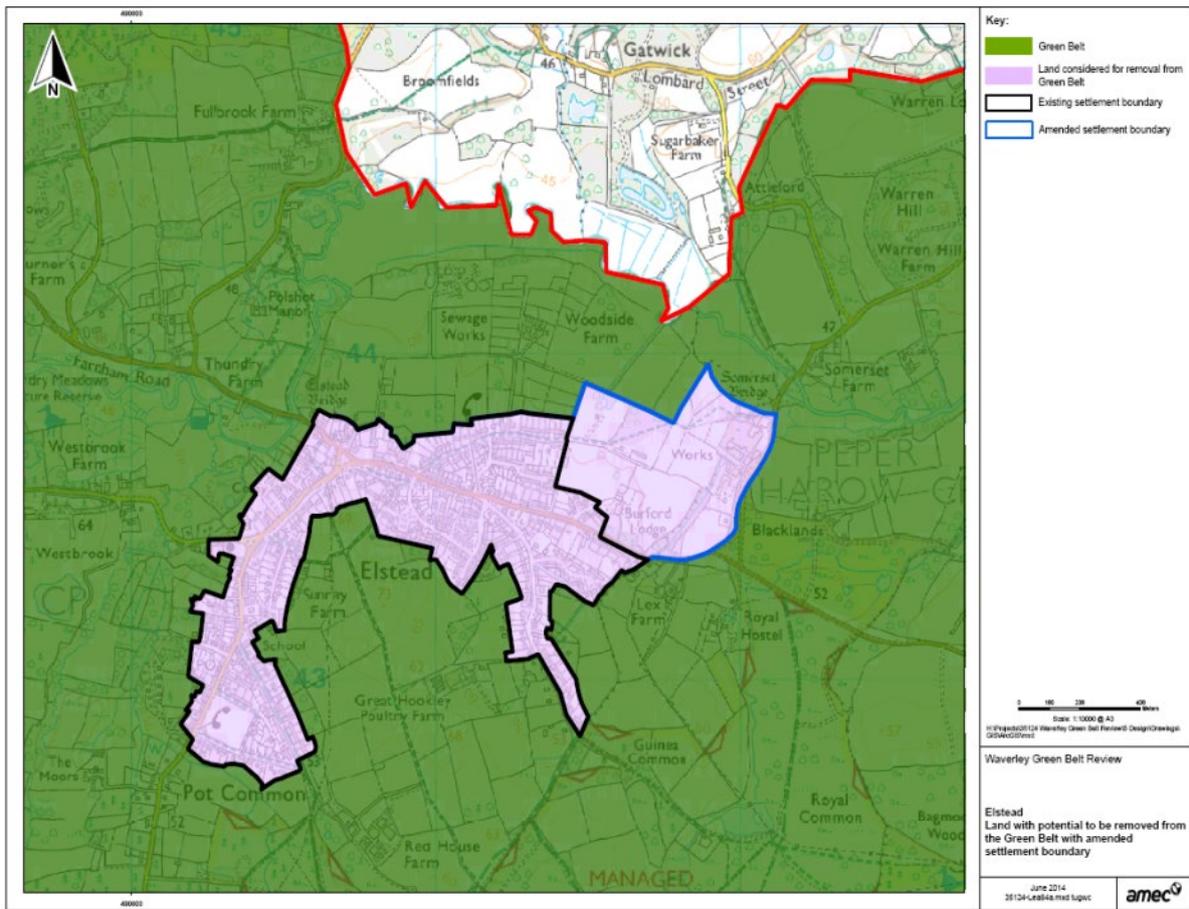
## Waverley Green Belt Review Part 2: Assessment of Areas of Search

- 2.40 As part of the evidence base informing the Local Plan, Waverley Borough Council commissioned a review of its Green Belt in August 2014. The first part of the two-stage review is considered in the last AECOM Site Assessment (August 2017) however the second part of the review was not available at the time. Part 2 of the Green Belt assessment considers the detailed specific areas of search identified in the Part 1 study, including those which could be removed from the Green Belt, villages which could be in-set and areas which could be added to the Green Belt.
- 2.41 Similar to the Part 1 study, the Review states that all segments immediately surround Elstead (W5, W11, W18 and W19) ‘contribute’ to the overall purpose of the Green Belt. The Part 2 study, in addition, recommended land for Green Belt removal considerations and amendments to the settlement boundary as shown in **Figure 2.2**. In Elstead, land within the current settlement boundary is recommended for in-set from the Green Belt. In addition, land to the north east Elstead is recommended for inclusion in the settlement boundary and removal from the Green Belt. Section 3.4.6 of the Review (p55) states that:

*'Land to the north east of Elstead offers opportunities for accommodating development without significant damage to the Green Belt, consequently justifying exclusion of the village from the Green Belt and redefinition of the existing village boundary. Notwithstanding extension of the village into open countryside, the presence of a strong landscape structure means that visual mitigation of the development could be readily achieved, along with opportunities to enhance access.*

*Land to the south rises quickly into an open landscape with extensive views towards the south and the SAC with its northern boundary south of the village. As such there is no opportunity for extension of the village boundary in this quarter. To the west of the village, land is constrained by flood risk and a SNCI designation, and to the east the SAC wraps around the village to the B3001.'*

**Figure 2.3 Extract from Waverley Green Belt Review: Land with potential to be removed from the Green Belt with amended settlement boundary (Elsstead) (Source: Waverley Borough Council)**



## Waverley Landscape and Visual High-level review of proposed allocated sites (October 2020)

- 2.42 In relation to landscape and visual sensitivity, Waverley Borough Council has published a high-level assessment of sites promoted for housing in Local Plans and Neighbourhood Plans within or partially within the AONB or in the adjoining AGLV. The Report assesses each site's overall sensitivity to development with considerations of the local landscape character, qualities of the AONB and the presence of features. The Report also identifies each site's potential landscape and visual mitigation strategy.
- 2.43 The sites assessed in Elstead include:
- Land to the rear of the Croft, Elstead (DS23 / Site LAA 308; also as Site 3 in this Elstead and Weyburn Neighbourhood Plan Site Options and Assessment)
  - Sunray Farm, West Hill, Elstead (DS24 / Site LAA 613; also as Site 5 in this Elstead and Weyburn Neighbourhood Plan Site Options and Assessment)
  - Land at Four Trees, Hookley Lane, Elstead (DS25 / Site LAA 824; also as Site 2 in this Elstead and Weyburn Neighbourhood Plan Site Options and Assessment)
- 2.44 The summary of findings is set out in Chapter 3 of the Waverley Landscape and Visual High-level review of proposed allocated sites report. Land to the rear of the Croft and Land at Four Trees have an overall medium sensitivity to development, while Sunray Farm has an overall low to medium sensitivity to development. Table This Addendum Report has considered the detailed assessment and mitigation measures proposed in the review.

**Table 2.1 Summary of findings of the Waverley Landscape and Visual High-level review (Source: Waverley Borough Council)**

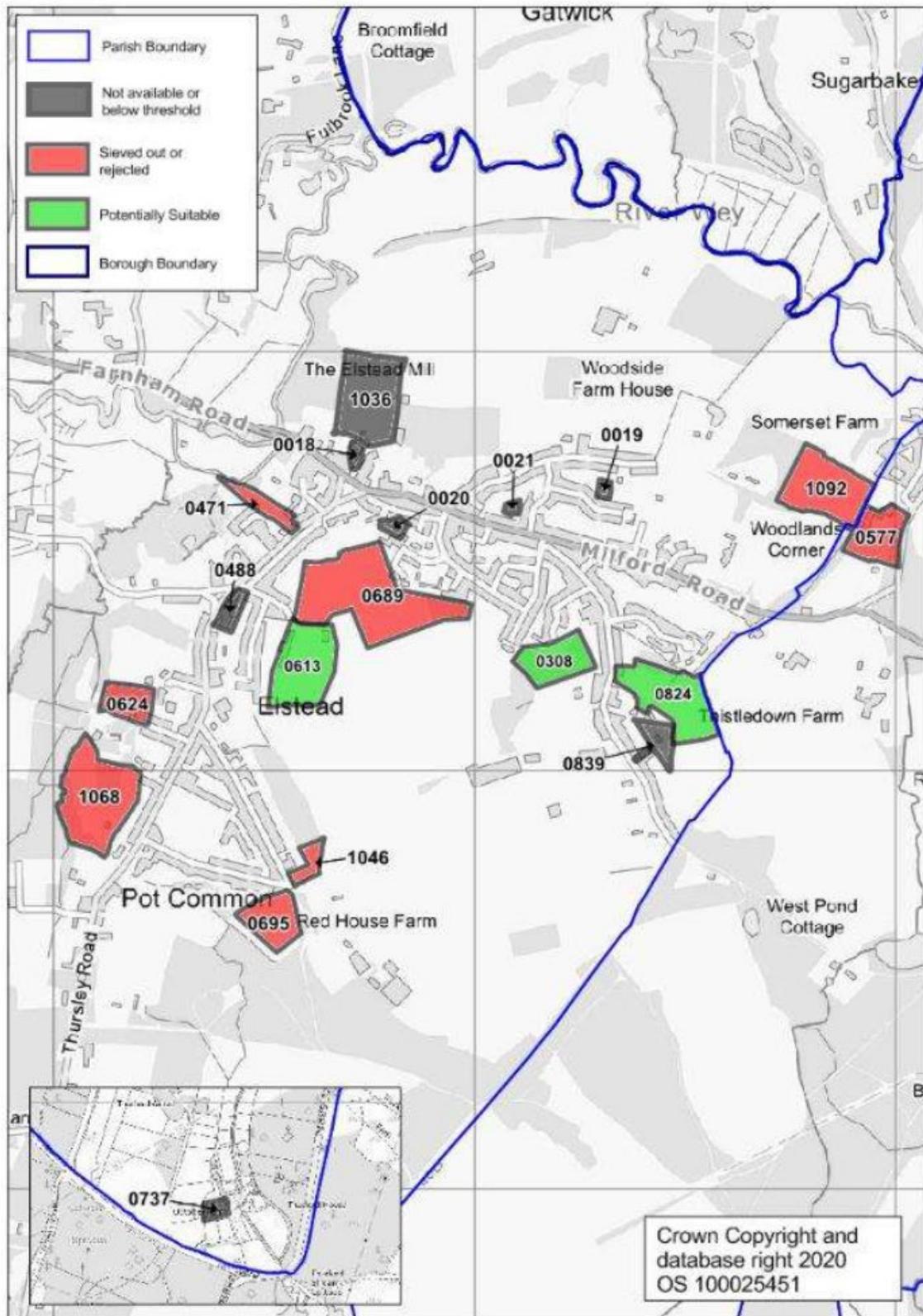
Site Reference	Landscape Sensitivity	Visual Sensitivity	Sensitivity to Development
Land to the rear of the Croft, Elstead	Low	Medium to High	Medium
Sunray Farm, West Hill, Elstead	Low to Medium	Low to Medium	Low to Medium
Land at Four Trees, Hookley Lane, Elstead	Low to Medium	High	Medium

## Waverley Borough Council Land Availability Assessment (November 2020)

- 2.45 In November 2020, Waverley Borough Council has published an updated Land Availability Assessment (LAA) which identifies and assesses sites submitted up to July 2020 on their housing and economic potential. The methodology used in the updated LAA is broadly the same as previous LAAs, including the use of a minimum site size threshold for five dwellings (net) for all housing sites in line with the NPPG.
- 2.46 In Elstead, a total of 19 sites are assessed<sup>11</sup> on their suitability for development. **Figure 2.4** shows the 2020 LAA's assessment results of sites in Elstead and Peper Harrow. All sites assessed in the 2020 LAA, including those which are excluded due to site size threshold, are considered in this Site Options and Assessment for easy comparison. The detailed methodology is set out in Chapter 3 of this Addendum Report.

<sup>11</sup> Site 0488 has not been identified in the summary table of the published 2020 LAA but is included in the summary map as not available or below threshold.

Figure 2.4 Extract from Waverley Borough Council Land Availability Assessment (Source: Waverley Borough Council)



Map 9: Elstead and Paper Harrow

## Elstead Site Design Codes

2.47 Following the August 2017 Assessment, three potentially suitable sites that Elstead Parish Council intend to allocate in the emerging Neighbourhood Plan are being considered in the Elstead Site Design Codes Report. The Report develops concept plans and indicative design codes for Sunray Farm, The Croft and Land at Four Trees. The Report concludes that the proposed number of dwellings that the emerging Neighbourhood Plan intends to allocate, as shown in **Table 2.2**, is possible but recommends that a higher number is possible whilst ensuring that development respects the village character.

**Table 2.2 Number of dwellings tested for each site in the Elstead Site Design Codes Report**

Site Address	Number of dwellings proposed by Elstead Parish Council and tested in the Elstead Design Codes Report
Sunray Farm (Site 5 in this Addendum Report)	40
The Croft (Site 3 in this Addendum Report)	10
Land at Four Trees (Site 2 in this Addendum Report)	11
<b>Total</b>	<b>61</b>

## 3. Methodology

- 3.1 The approach to this site assessment is based on the Government's Planning Practice Guidance. It is the same as that employed in the August 2017 Site Assessment Report to ensure consistency between the conclusions of the earlier report and the assessment of the new sites which have been promoted to the Town Council. The relevant sections are Housing and Economic Land Availability Assessment (March 2015), Neighbourhood Planning (updated February 2018) and Locality's Neighbourhood Planning Site Assessment Toolkit. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

### Task 1: Identify Sites to be included in Assessment

- 3.2 The first task is to identify which sites should be considered as part of the assessment. A total of 23 sites are identified in Elstead. This includes:
- 3 new sites promoted to Elstead Parish Council in 2020
  - 9 sites previously assessed in the August 2017 Report
  - 19 sites<sup>12</sup> within the Neighbourhood Plan Area assessed in the 2020 Waverley Borough Council Land Availability Assessment, including those excluded due to site size threshold

All sites included in the assessment are illustrated in **Table 3.1**, **Figure 3.1** and **Figure 3.2**.

### Task 2: Assessment of new sites promoted to Elstead Parish Council in 2020

- 3.3 The next task is to assess sites newly promoted to Elstead Parish Council using a standard assessment proforma. This was done through a combination of desk top assessment and a site visit in December 2020. The Proforma used in this Addendum Report is the same as that employed in the August 2017 Site Assessment Report to ensure consistency in assessment criteria, including the locally specific criteria added to the August 2017 Proforma, such as sites' location in relation to Special Protection Areas 400m Zone of Influence. The result of this assessment is presented in **Appendix A**.

### Task 3: Review of sites previously assessed in the August 2017 Report

- 3.4 After assessing the new sites promoted to Elstead Parish Council, all sites assessed in the August 2017 Report are reviewed, in relation to new or additional evidence available. The result of this assessment is presented in **Appendix B**.

### Task 4: Review of sites identified in the LAA

- 3.5 In addition, sites identified in the updated Waverley Borough Council Land Availability Assessment 2020 (LAA) are assessed. As the majority of these sites have already been assessed by Waverley Borough Council through the LAA, a thorough review of the report conclusions is conducted, to establish whether there is any new or additional evidence available that would change the findings; whether the conclusions that have been applied in the Local Plan context can also be applied to the neighbourhood plan; and whether the assessment conclusions are fully supported by evidence.
- 3.6 All sites rejected from further assessment at LAA Stage 1 due to site size threshold (net five dwellings) are fully assessed in this Addendum Report using the standard assessment report

<sup>12</sup> 8 of the 19 sites are duplicates or variations to sites newly submitted to Elstead Parish Council and sites previously assessed in the August 2017 Report.

to ensure that all possible sites are considered. This is because Neighbourhood Plans could allocate sites below the site size threshold used in Local Plan Site Assessments. The result of this assessment is presented in **Appendix C**.

## Task 5: Consolidation of Results

- 3.7 The assessments were then finalised and all conclusions reviewed to judge which sites could potentially be taken forward for allocation in the Neighbourhood Plan and which were the most suitable to meet the housing requirement in Elstead.
- 3.8 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 site is suitable, available and achievable.

## Indicative Housing Capacity

- 3.9 This document has used indicative housing capacity set out in the previous August 2017 Report and in the 2020 LAA. For sites newly submitted, the housing figure put forward by landowners and developers are used if appropriate.
- 3.10 It should be noted that a range of indicative housing capacity are proposed for Land at Four Trees, The Croft and Sunray Farm, based on evidence produced at different scales and year. This Addendum Report has therefore stated the range of indicative site housing capacity as appropriate.
- 3.11 It should be noted that **Policy H4 Density and Size of Dwellings** of the 2002 Local Plan, used in the calculation of indicative housing capacity in the August 2017 Site Assessment where a site capacity figure does not exist, has been replaced by Policy AHN3 of Local Plan Part 1. **Policy AHN3 Housing Types and Sizes** does not state a numerical recommended density but requires proposals for new housing to make provision of an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment.

Table 3.1 Sites identified for assessment

Site Ref.	Site Address	Area (Ha)	Site Source <sup>13</sup>	2020 LAA Site Ref	2017 Neighbourhood Plan Site Conclusions	2020 LAA Conclusions	Detailed Assessment
Site 10	Kingsmead Park	2.25	Landowner submission to Elstead Parish Council in 2020	1068	N/A	Rejected as unsuitable	Appendix A
Site 11	Springfield Site	0.95	Landowner submission to Elstead Parish Council in 2020	N/A	N/A	N/A	Appendix A
Site 12	Land adjacent Water Meadow Place	2.7	Landowner submission to Elstead Parish Council in 2020	1092	N/A	Further than 100m from settlement	Appendix A
Site 1	Milford Road	0.2	2017 Neighbourhood Plan SOA	N/A	Amber	N/A	Appendix B
Site 2	Land at Four Trees	2.43	2017 Neighbourhood Plan SOA	0824	Amber	Potentially suitable	Appendix B
Site 3	The Croft	1.51	2017 Neighbourhood Plan SOA	0308	Amber	Potentially suitable	Appendix B
Site 4	Land off West Hill and Hill Crest	5.18	2017 Neighbourhood Plan SOA	0689	Red	Rejected as unsuitable	Appendix B
Site 5	Sunray Farm	2.55	2017 Neighbourhood Plan SOA	0613	Amber	Potentially suitable	Appendix B
Site 6	Bargate House	0.4	2017 Neighbourhood Plan SOA	N/A	Amber	N/A	Appendix B
Site 7	Church Farm and West Brook Cottages	0.4	2017 Neighbourhood Plan SOA	N/A	Amber	N/A	Appendix B
Site 8	Land east of Red House Lane	0.45	2017 Neighbourhood Plan SOA	1046	Amber	Rejected as unsuitable	Appendix B
Site 9	Land at Red House Farm	1.33	2017 Neighbourhood Plan SOA	0695	Amber	Rejected as unsuitable	Appendix B
0018	Builders Yard, Off Farnham Road	0.22	2020 LAA	0018	N/A	Below threshold	Appendix C

Site Ref.	Site Address	Area (Ha)	Site Source <sup>13</sup>	2020 LAA Site Ref	2017 Neighbourhood Plan Site Conclusions	2020 LAA Conclusions	Detailed Assessment
0019	Allotment Gardens, r/o Lower Ham Lane/Hazelwood, Elstead	0.1	2020 LAA	0019	N/A	Below threshold	Appendix C
0020	Land and rear gardens off Hill Crescent	0.29	2020 LAA	0020	N/A	Not available	Appendix C
0021	Land at Broomfield Road	0.07	2020 LAA	0021	N/A	Below threshold	Appendix C
0471	Land rear of Stacey's Farm Cottage, Thursley Road	0.62	2020 LAA	0471	N/A	Rejected as unsuitable	Appendix C
0488	Land at Guardian Close <sup>14</sup>	0.38	2020 LAA	0488	N/A	Below threshold	Appendix C
0577	Tanshire Park, Elstead Road, Peperharow	1.47	2020 LAA	0577	N/A	Rejected as unsuitable	Appendix C
0624	Moors Lane	0.94	2020 LAA	0624	N/A	Rejected as unsuitable	Appendix C
0737	October Farm, Thursley Road, Elstead	0.2	2020 LAA	0737	N/A	Below threshold	Appendix C
0839	Timberline, Hookley Lane	0.53	2020 LAA	0839	N/A	Below threshold	Appendix C
1036	Paddocks at Weyside Farm	2.9	2020 LAA	1036	N/A	Not available	Appendix C

<sup>14</sup> Site 0488 Land at Guardian Close is not listed in the 2020 Table but is shown in the accompanying map as 'below threshold'.



Figure 3.2 Map of sites identified for assessment and their alternative references by site source



## 4. Site Assessment Summary

- 4.1 The sites identified in **Table 3.1** have been assessed to consider whether they would be appropriate for allocation in the emerging Elstead and Weyburn Neighbourhood Development Plan. The assessment is based on desktop research and a site visit.
- 4.2 **Table 4.1** provides a summary of site assessment findings. The final column within the table 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 and **Green** indicates the site is appropriate for allocation. **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. The summary table should be read alongside the completed pro formas presented at **Appendix A-C**.
- 4.3 A plan showing all sites assessed and their traffic light rating is shown in **Figure 4.1**.

Table 4.1 Summary of assessment of all sites

Site Ref.	Site Address	Site Area (Ha)	Indicate Housing Capacity (dwellings)	2017 Neighbourhood Plan Site Options and Assessment (SOA) Conclusion / 2020 WBC Land Availability Assessment (LAA) Conclusion	Neighbourhood Plan Site Assessment Summary (Addendum Report)
Site 10	Kingsmead Park	2.25	N/A	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>1068: Rejected as unsuitable</b></p> <ul style="list-style-type: none"> <li>The site is within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Development of the site is likely to lead to a loss of openness and would constitute inappropriate development in the Green Belt. Part of this site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of development of the site on the SPA can be effectively avoided or mitigated.</li> <li>An amended site boundary and proposal has been submitted to Elstead Parish Council in December 2020 and therefore the site is considered for full assessment in this Site Options and Assessment.</li> </ul>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is unsuitable for allocation in the Neighbourhood Plan</li> <li>Most of the proposed additional dwellings will be located at the western part of the site which is identified as 'Deciduous Woodland' in the National Forest Inventory 2014. Deciduous woodlands are priority habitats identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan. The erection of additional park homes at this location is likely to disturb the existing habitat and require extensive removal of mature trees. Development of the site is likely to have a significant impact on priority habitats.</li> <li>The site is mostly within Sites of Nature Conservation Importance (SNCIs). Policy NE1 of the adopted Waverley Borough Local Plan Part 1 (February 2018) states that developments will not be permitted within locally designated sites (such as SNCIs) unless it is necessary for appropriate on site management measures or can demonstrate no adverse impact to the integrity of the nature conservation interest.</li> <li>The site is also subject to a number of other constraints outlined in the detailed assessment above although these are not the main reasons that the site was rejected. In particular, the southern part of the site is within the Wealden Heaths I Special Protection Area 400m Zone of Influence, in which Natural England will object to additional residential developments as evidence shows that impacts arising from residential developments within 400m of the Special Protection Area cannot be adequately avoided or mitigated. In addition, the site includes a Grade II listed building.</li> </ul>
Site 11	Springfield Site	0.95	15 (net) dwellings, subject to confirmation that	<p><b>2017 SOA Conclusion:</b> Not assessed</p>	<p><b>Amber</b></p>

Site Ref.	Site Address	Site Area (Ha)	Indicate Housing Capacity (dwellings)	2017 Neighbourhood Plan Site Options and Assessment (SOA) Conclusion / 2020 WBC Land Availability Assessment (LAA) Conclusion	Neighbourhood Plan Site Assessment Summary (Addendum Report)
			the site is deliverable and viable by Waverley Borough Council	<p><b>2020 LAA Conclusion:</b> Not assessed</p>	<ul style="list-style-type: none"> <li>The site is suitable and available for development but has significant constraints</li> <li>The site is within the existing settlement and is previously developed. It is outside of the Green Belt. Policy SP2 of the adopted Local Plan Part I aims to maximise opportunities for redevelopment of suitable brownfield sites for various uses including housing.</li> <li>Existing vehicular access to the site would be suitable subject to consultation with the relevant Highways Authorities. The site also has safe pedestrian access and is at a sustainable location.</li> <li>The suitability of the site would still be subject to consultation with Natural England as it falls within the SSSI Impact Risk Zone. Proposals for residential development will need to demonstrate that there would not be a significant adverse effect on the SSSI.</li> <li>In addition, the site is adjacent to the Conservation Area. Proposals for residential development will need to respect the surrounding heritage assets, including its character and setting.</li> <li>The site is within the Surrey Hills AONB and AGLV but any adverse impact could be mitigated through reinforcement of vegetation along the southern boundary of the site.</li> </ul>
Site 12	Land adjacent Water Meadow Place	2.7	30-35 dwellings (based on reduced development capacity following Natural England's advice)	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>1092: Further than 100m from settlement</b> <i>(Note: As the site has not been fully assessed in the LAA, and that an amended site boundary and proposal has been submitted to Elstead Parish Council in December 2020, the site has been assessed using the standard proforma)</i></p>	<p><b>Amber</b></p> <ul style="list-style-type: none"> <li>The site is suitable and available for development but has significant constraints</li> <li>The site is outside of the existing settlement area but is south to land at Water Meadow Place which is currently under construction for the erection of 69 new dwellings and a 60 bed care home.</li> <li>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). Although the W5 segment is generally considered to provide a 'contribution' to the overall purposes of the</li> </ul>

Site Ref.	Site Address	Site Area (Ha)	Indicate Housing Capacity (dwellings)	2017 Neighbourhood Plan Site Options and Assessment (SOA) Conclusion / 2020 WBC Land Availability Assessment (LAA) Conclusion	Neighbourhood Plan Site Assessment Summary (Addendum Report)
					<p>Green Belt, land to the north east of Elstead (including the site in concern) is recommended for removal from the Green Belt and inclusion in the amended settlement boundary. Paragraph 3.9 and 3.10 of the draft Local Plan Part II state that settlement boundary and Green Belt changes in Elstead to accommodate planned growth will be made through the relevant Neighbourhood Plan.</p> <ul style="list-style-type: none"> <li>• A suitable access could be potentially created off Shackleford Road through development at Water Meadow Place in principle, subject to further consultation with the relevant Highways Authorities. However, it should be noted that the proposed indicative access appears to slightly deviate from the approved layout at Water Meadow Place currently under construction. Amendments to the approved planning application or changes to the proposed layout might be required.</li> <li>• About one-third of the site falls within the SPA 400m Zone of Influence and the site is fully located within a SSSI Impact Risk Zone. Development capacity of the site is therefore reduced to 30-35 dwellings. Submission from the developer suggests that the SANG at Weyburn Works could potentially mitigate the potential increase in recreational pressure. Capacity of the SANG would need to be confirmed with Waverley Borough Council and agreed with the SANG Management Company. Nevertheless, priority should be given to directing development to sites where potential adverse effects can be avoided without the need for mitigation measures.</li> <li>• The site contains a number of mature trees. A Phase I Habitat Survey of the site undertaken on behalf of the landowner has indicated that existing trees may present opportunities for birds and roosting bats, with features on the ground presenting some suitable habitat for Dormice and hedgehogs. The Survey concludes that</li> </ul>

Site Ref.	Site Address	Site Area (Ha)	Indicate Housing Capacity (dwellings)	2017 Neighbourhood Plan Site Options and Assessment (SOA) Conclusion / 2020 WBC Land Availability Assessment (LAA) Conclusion	Neighbourhood Plan Site Assessment Summary (Addendum Report)
					<p>the site likely to be able to accommodate any required mitigation and avoidance measures.</p> <ul style="list-style-type: none"> <li>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value. This part of Elstead has an important contribution to the settlement setting. Considering that the northern part of the site will be developed (and is approved or development since the Report was published), it is considered that the site is of medium sensitivity to development. Appropriate landscape strategy to mitigate the change in rural character in this part of Elstead would be required.</li> <li>A section of the site's northern boundary is a Public Right of Way (FP61). Development of the site would need to maintain and where possible enhance the existing PRoW. As the site would be observable from the ProW, suitable mitigation might be required.</li> <li>It is noted that the emerging Neighbourhood Plan suggests that development within the 'Tanshire and Weyburn Green Gap' (in which the site falls within) will not be permitted unless the open or undeveloped character of the gap would not be adversely affected; and the separate identity (physical and visual perception) of the Tanshire and Weyburn development from the Elstead village will not be harmed. While this has not been used as one of the assessment criteria in this Site Options and Assessment to avoid pre-determination, it is acknowledged that development of the site will reduce the gap between Elstead Village and the built-up area at Tanshire and Weyburn. If made, the emerging policy and objectives of the emerging Neighbourhood Development Plan would render the site unsuitable for development.</li> </ul>
Site 1	Milford Road	0.20	2 dwellings (based on reduced development capacity following Natural England's advice)	<p><b>2017 SOA Conclusion:</b> <b>Amber</b></p> <ul style="list-style-type: none"> <li>The site is considered suitable for allocation but does have some significant constraints.</li> </ul>	<p><b>Amber</b></p> <ul style="list-style-type: none"> <li>The site is considered suitable for allocation but does have some significant constraints.</li> <li>Developable site area to be reduced to 0.1 Ha and site capacity to be reduced to 2 dwellings, as the eastern</li> </ul>

Site Ref.	Site Address	Site Area (Ha)	Indicate Housing Capacity (dwellings)	2017 Neighbourhood Plan Site Options and Assessment (SOA) Conclusion / 2020 WBC Land Availability Assessment (LAA) Conclusion	Neighbourhood Plan Site Assessment Summary (Addendum Report)
				<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul> <p><b>2020 LAA Conclusion:</b> Not assessed</p>	<p>part of the site falls within the Wealden Heaths I Special Protection Area 400m zone. Other sites constraints identified in the last assessment remain unchanged.</p> <ul style="list-style-type: none"> <li>The emerging Neighbourhood Plan suggests that development within the 'Tanshire and Weyburn Green Gap' (in which the site falls within) will not be permitted unless the open or undeveloped character of the gap would not be adversely affected; and the separate identity (physical and visual perception) of the Tanshire and Weyburn development from the Elstead village will not be harmed. While this has not been used as one of the assessment criteria in this Site Options and Assessment to avoid pre-determination, it is acknowledged that development of the site may reduce the gap between Elstead Village and the built-up area at Tanshire and Weyburn. If made, the emerging policy and objectives of the emerging Neighbourhood Development Plan would render the site less suitable for development.</li> </ul>

Site Ref.	Site Address	Site Area (Ha)	Indicate Housing Capacity (dwellings)	2017 Neighbourhood Plan Site Options and Assessment (SOA) Conclusion / 2020 WBC Land Availability Assessment (LAA) Conclusion	Neighbourhood Plan Site Assessment Summary (Addendum Report)
Site 2	Land at Four Trees	2.43	<p><b>2017 SOA and 2020 LAA:</b> 20 dwellings</p> <p><b>Elstead Site Design Codes and emerging Neighbourhood Plan:</b> 11 dwellings</p>	<p><b>2017 SOA Conclusion:</b> <b>Amber</b></p> <ul style="list-style-type: none"> <li>This site has been assessed as suitable and available for development in the 2016 LAA. It would therefore be an appropriate site to be allocated for housing in the Neighbourhood Plan.</li> <li>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.</li> </ul> <p><b>2020 LAA Conclusion:</b> <b>0824: Potentially suitable (20 dwellings)</b></p> <ul style="list-style-type: none"> <li>Suitable: This site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt. Whether the site is allocated and for how many homes, and as a result is removed from the Green Belt, is a matter for the Elstead and Weyburn Neighbourhood Plan. The Landscape Study (2014) sets out that in the wider area there is very limited potential for development, however, the western part of this site is well contained by existing development and screened by an established tree line. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. As such there is potential for development in this area without a significant landscape impact. The eastern part of the site is more exposed and has less potential for development. The site lies within 5km of the Wealden Heaths SPA (Phase I and Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.</li> </ul>	<p><b>Amber</b></p> <ul style="list-style-type: none"> <li>No material changes to the 2017 SOA Conclusion.</li> <li>The site is confirmed to be potentially suitable in the 2020 LAA and in more recent evidence base documents.</li> <li>However, it is recommended that if the site is to be allocated in the draft Neighbourhood Plan, various mitigation solutions proposed in the Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites and in the Elstead Site Design Codes should be considered.</li> <li>The site's proposed allocation capacity should also reflect the constraints and opportunities identified in the Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites and in the Elstead Site Design Codes.</li> </ul>

Site Ref.	Site Address	Site Area (Ha)	Indicate Housing Capacity (dwellings)	2017 Neighbourhood Plan Site Options and Assessment (SOA) Conclusion / 2020 WBC Land Availability Assessment (LAA) Conclusion	Neighbourhood Plan Site Assessment Summary (Addendum Report)
				<ul style="list-style-type: none"> <li>Achievable: There is a reasonable prospect that the development of housing would be achievable during the Plan period.</li> <li>Available: The site was submitted in 2014, and the promoters have confirmed its availability in 2017, and it is therefore considered available.</li> </ul>	
Site 3	The Croft	1.51	<p><b>2017 SOA:</b> 35 dwellings</p> <p><b>Developer Proposal in October 2020:</b> 34 dwellings</p> <p><b>Elstead Site Design Codes and emerging Neighbourhood Plan:</b> 10 dwellings</p> <p><b>2020 LAA:</b>30 dwellings</p>	<p><b>2017 SOA Conclusion:</b> <b>Amber</b></p> <ul style="list-style-type: none"> <li>This site has been assessed as suitable and available for development in the 2016 LAA. It would therefore be an appropriate site to be allocated for housing in the Neighbourhood Plan.</li> <li>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 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.</li> </ul> <p><b>2020 LAA Conclusion:</b> <b>0308: Potentially suitable (30 dwellings)</b></p> <ul style="list-style-type: none"> <li>Suitable: The site is well related to the existing settlement boundary, and would be a potential extension to 'The Croft'. This site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt. However, whether the site is allocated and for how many homes, and as a result is removed from the Green Belt, is a matter for the Elstead and Weyburn Neighbourhood Plan. The site is partly contained by development and well screened by an area of woodland to the west. The Landscape Study (2014) also recognised that there could be some scope for development close to the village in association with existing housing. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. On this basis there is potential for</li> </ul>	<p><b>Amber</b></p> <ul style="list-style-type: none"> <li>The site is confirmed to be potentially suitable in the 2020 LAA and in more recent evidence base documents. While a full application has been refused, the site remains to be suitable in principle as the reasons for refusal could be reasonably mitigated through an improved detailed layout design and overcome with the draft Neighbourhood Plan amendments to the Green Belt boundary.</li> <li>However, it is recommended that if the site is to be allocated in the draft Neighbourhood Plan, various mitigation solutions proposed in the Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites, refused planning application and Elstead Site Design Codes should be considered. The site's proposed allocation capacity should also reflect the constraints and opportunities identified.</li> </ul>

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				<p>development on this site without a significant landscape impact. The site lies within 5km of the Wealden Heaths SPA (Phase I and Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.</p> <ul style="list-style-type: none"> <li>Achievable: There is a reasonable prospect that the development of housing would be achievable during the plan period.</li> <li>Available: The site was submitted to the 2017 Call for Sites and is therefore considered available .</li> </ul>	
Site 4	Land off West Hill and Hill Crest	5.18	N/A	<p><b>2017 SOA Conclusion:</b> <b>Red</b></p> <ul style="list-style-type: none"> <li>The site is not considered suitable for allocation.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul> <p><b>2020 LAA Conclusion:</b> <b>0689: Rejected as unsuitable</b></p> <ul style="list-style-type: none"> <li>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site</li> </ul>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is confirmed to be unsuitable for development in the 2020 LAA, more recent evidence base documents and advice submitted to the current planning application.</li> </ul>

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				is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is in the Area of Outstanding Natural Beauty and Area of Great Landscape Value and is a prominent hill offering views to and from the village and countryside beyond, as such development of the site would likely have a harmful impact on the landscape and character of the area.	
Site 5	Sunray Farm	2.55		<p><b>2017 SOA Conclusion:</b> <b>Amber</b></p> <ul style="list-style-type: none"> <li>The site is considered suitable for allocation but does have some significant constraints.</li> <li>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.</li> <li>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.</li> <li>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 [eastern] part of the site could be left as open space.</li> <li>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</li> </ul>	<p><b>Amber</b></p> <ul style="list-style-type: none"> <li>No material changes to the 2017 SOA Conclusion.</li> <li>The site is confirmed to be potentially suitable in the 2020 LAA and in more recent evidence base documents.</li> <li>However, it is recommended that if the site is to be allocated in the draft Neighbourhood Plan, various mitigation solutions proposed in the Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites and in the Elstead Site Design Codes should be considered.</li> <li>The site’s proposed allocation capacity should also reflect the constraints and opportunities identified in the Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites and in the Elstead Site Design Codes.</li> </ul>

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- 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.
- 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.

**2020 LAA Conclusion:**

**0613: Potentially suitable (12 dwellings)**

- Suitable: The site is within the Area of Outstanding Natural Beauty and Green Belt. The site is relatively flat and is lower than the land to the north/west, which forms a hill overlooking the village. The western edge of the site adjoins the settlement boundary of the village. While not identified as an area suitable for release from the Green Belt in the Green Belt Review and Local Plan Part 1, the site is partly previously developed land and can potentially accommodate some development on this previously developed land without harm to the openness of the Green Belt. Whether the site is allocated and for how many homes, and/or is removed from the Green Belt, is a matter for the Elstead and Weyburn Neighbourhood Plan. The Landscape Study (2014) has indicated that there may be some potential for development in this area close to existing housing. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. The land rises to the south and east however there is potential for development on the parts closer to the existing settlement without a significant landscape impact. The

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				<p>northern boundary of the site adjoins LAA ID: 689, split by a footpath and trees. The eastern and southern boundaries, whilst there are trees, are more open to surrounding countryside. The site lies within 5km of the Wealden Heaths SPA (Phase I and Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.</p> <ul style="list-style-type: none"> <li>• Achievable: There is a reasonable prospect that the development of housing would be achievable during the Plan period.</li> <li>• Available: The site was put forward in the Call for Sites 2014 and the agents have confirmed its availability in 2018.</li> </ul>	
Site 6	Bargate House	0.40	<b>2017 SOA:</b> 12-20 dwellings	<p><b>2017 SOA Conclusion:</b> <b>Amber</b></p> <ul style="list-style-type: none"> <li>• The site is considered suitable for allocation but does have some significant constraints.</li> <li>• 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.</li> <li>• 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. 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).</li> <li>• 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.</li> <li>• 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</li> </ul>	<p><b>Amber</b> (Note: no recent or additional information now exist which could change the 2017 SOA findings)</p>

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				<p>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> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>2020 LAA Conclusion:</b> Not assessed</p>	
Site 7	Church Farm and West Brook Cottages	0.40	<b>2017SOA:</b> 5-10 dwellings	<p><b>2017 SOA Conclusion:</b> <b>Amber</b></p> <ul style="list-style-type: none"> <li>The site is considered unlikely to be suitable for allocation.</li> <li>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 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.</li> <li>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.</li> </ul>	<p><b>Amber</b> (Note: no recent or additional information now exist which could change the 2017 SOA findings)</p>

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				<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p><b>2020 LAA Conclusion:</b> Not assessed</p>	
Site 8	Land east of Red House Lane	0.45	N/A	<p><b>2017 SOA Conclusion:</b> <b>Amber</b></p> <ul style="list-style-type: none"> <li>The site is considered suitable for allocation but does have some significant constraints.</li> <li>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. 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.</li> </ul>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is unsuitable for development due to unmitigable impacts on the Special Protection Area.</li> </ul>

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				<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ul> <p><b>2020 LAA Conclusion:</b> <b>Rejected as unsuitable</b></p> <ul style="list-style-type: none"> <li>The site is within the Green Belt. The site is also in the Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. There is development to the north however the site adjoins open countryside on two side and as such development on the site would not represent limited infilling. Development of the site is likely to lead to a loss of openness and would constitute inappropriate development in the Green Belt.</li> </ul>	

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Site 9	Land at Red House Farm	1.33	N/A	<p><b>2017 SOA Conclusion:</b> <b>Amber</b></p> <ul style="list-style-type: none"> <li>The site is considered suitable for allocation but does have some significant constraints.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is unsuitable for development due to unmitigable impacts on the Special Protection Area.</li> </ul>

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<p><b>2020 LAA Conclusion:</b>  <b>Rejected as unsuitable</b></p> <ul style="list-style-type: none"> <li>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is in the Area of Outstanding Natural Beauty and Area of Great Landscape Value. The Landscape Study (2014) has indicated that potential for development in this segment is limited without having a negative impact on the landscape.</li> </ul>					
0018	Builders Yard	0.22	N/A	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>Below threshold (Rejected from further assessment at LAA Stage 1)</b></p>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is unsuitable for allocation in the NP</li> <li>Although the site is in principle suitable for residential development (and is currently in residential use), it is not suitable for further intensification. The site is located within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. It plays an important transition role between the urban character of Elstead village and the rural character of the open countryside to its north. As considered in previous outline and full planning applications, the development of 10 or 7 dwellings would have resulted in overdevelopment of the site. Intensification of the site would lead to an adverse impact upon the character and appearance of the area which currently forms an important landscape setting to the village.</li> <li>The site is located within the Wealden Heaths I Special Area of Conservation 2km zone, Wealden Heaths I Special Protection Area 1km zone and the SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.</li> </ul>

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					<ul style="list-style-type: none"> <li>The site is located within Areas of High Archaeological Potential. Further archaeological assessments would be required.</li> <li>The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is promoted for further intensification. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan</li> </ul>
0019	Allotment Gardens at Lower Ham Lane	0.10	N/A	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>Below threshold (Rejected from further assessment at LAA Stage 1)</b></p>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is unsuitable for allocation in the NP</li> <li>The site is within the existing built-up area and settlement boundary. It is outside of the Green Belt.</li> <li>However, there are no vehicular access to the site at present and suitable vehicular access could not be created without demolition of surrounding residential properties on third party land.</li> <li>The site is located within a SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.</li> <li>The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. It has a medium landscape sensitivity to development.</li> <li>The site is currently used as an allotment garden and may be Grade 3a Agricultural Land. Paragraph 171 and Footnote 53 of the NPPF, as well as Policy DM13 of the emerging Local Plan Part II seeks to avoid the loss of areas of best and most versatile agricultural land.</li> <li>The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is available for development. Further confirmation on the site's availability would be required if the site is to be</li> </ul>

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					allocated in the emerging Neighbourhood Plan. The site appears to be in multiple ownership.
0020	Land and rear gardens	0.29	N/A	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>Not available (Rejected from further assessment at LAA Stage 1)</b></p>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is not available for development. The site is considered to be unavailable at the time when the Waverley Borough Council Land Availability Assessment was conducted (November 2020). The site has not been submitted to the Parish Council for further consideration afterwards and there are no more recent or available evidence which indicates that the site is now available</li> </ul>
0021	Land at Broomfield Road	7.00	N/A	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>Below threshold (Rejected from further assessment at LAA Stage 1)</b></p>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is within the existing built-up area and settlement boundary. It is outside of the Green Belt.</li> <li>However, there are no vehicular access to the site at present and suitable vehicular access could not be created without demolition of surrounding residential properties on third party land.</li> <li>The site is located within the Wealden Heaths I Special Area of Conservation 2km zone, Wealden Heaths II Special Protection Area 5km zone and the SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.</li> <li>The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. It has a medium landscape sensitivity to development.</li> <li>The site is Grade 3 agricultural land, although it is not known whether the site is Grade 3a or Grade 3b agricultural land. Paragraph 171 and Footnote 53 of the NPPF, as well as Policy DM13 of the emerging Local Plan Part II seeks to avoid the loss of areas of best and most versatile agricultural land.</li> <li>The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it</li> </ul>

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					is not known whether the site is available for development. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.
0471	Land rear of Stacey's Farm Cottage	0.62	N/A	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>Rejected as unsuitable</b></p> <ul style="list-style-type: none"> <li>Most of the site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2, and development within this area would be inappropriate development in the Green Belt. Stacy's Farm Cottage (and outbuildings) are Grade II listed and neighbouring the site to the north is another Grade II listed building. It is unlikely that five or more dwellings could be achieved on the parts of the site outside the Green Belt without harm to the setting of heritage assets or the character of the area.</li> </ul>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is unsuitable for further development.</li> <li>It is agreed that the site is unsuitable for intensification, regardless of whether the five dwellings threshold applies to the assessment. The site is mostly located within the Green Belt segment W11 which is considered to provide a 'contribution' to the overall purposes of the Green Belt in the Waverley Green Belt Review. The remaining land (0.26 Ha) consists of the Grade II listed Stacy's Farm Cottage, its access road and garden. The remaining land is also adjacent to the Grade II listed outbuildings to the south east of Stacey's Farm Cottage. The erection of a new dwelling at this location is likely to harm the setting of the heritage assets and impact the character of the area.</li> </ul>
0488	Land at Guardian Close	0.38	To be confirmed subject to confirmation of availability (site previous capacity is 29 dwellings)	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>Below threshold (Rejected from further assessment at LAA Stage 1)</b></p>	<p><b>Amber</b></p> <ul style="list-style-type: none"> <li>The site is potentially suitable for development. Allocation of the site in the Neighbourhood Plan would require further confirmation of the site's availability</li> <li>The site is within the existing built-up area and settlement boundary. It is outside of the Green Belt.</li> <li>The site has suitable vehicular and pedestrian access, subject to further consultation with the relevant Highways Authorities</li> <li>The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site contains limited landscape features but its hedges contributes to the landscape character of the area. It is visible from the Conservation</li> </ul>

Site Ref.	Site Address	Site Area (Ha)	Indicate Housing Capacity (dwellings)	2017 Neighbourhood Plan Site Options and Assessment (SOA) Conclusion / 2020 WBC Land Availability Assessment (LAA) Conclusion	Neighbourhood Plan Site Assessment Summary (Addendum Report)
					<p>Area and from an existing PRow. Overall it has medium landscape sensitivity to development.</p> <ul style="list-style-type: none"> <li>• The site is located within the Wealden Heaths I Special Area of Conservation 2km zone, Wealden Heaths I Special Protection Area 1km zone, Wealden Heaths II Special Protection Area 5km zone and SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.</li> <li>• The site is adjacent to the Conservation Area and is in close proximity to a number of listed buildings. Redevelopment of the site will impact views from the Conservation Area and the setting of the nearby listed buildings, although it is not known whether its redevelopment will be a positive or negative impact to the existing views as this would depend on the development proposal. The existing building on site have limited heritage and architectural value. Intensification of the site should seek to enhance the preserve the views from the Conservation Area. The building layout, quality, materials and boundary treatment should also respect the character and setting of this part of Elstead.</li> <li>• The site is located within Areas of High Archaeological Potential. Archaeological assessments would be required.</li> <li>• The site is in Network Enhancement Zone 2 which are land connecting existing patches of primary and associated habitats where there are opportunities to improve biodiversity value through land management changes and/or green infrastructure provision. Redevelopment of the site should seek to maximise opportunities for enhancing biodiversity.</li> <li>• It is noted that the existing building is previously used as 29 residential dwellings and has been converted to 14 dwellings in 2011. Based on the site's land use history, the site might be able to accommodate a higher number of dwellings, but there is limited scope for</li> </ul>

Site Ref.	Site Address	Site Area (Ha)	Indicate Housing Capacity (dwellings)	2017 Neighbourhood Plan Site Options and Assessment (SOA) Conclusion / 2020 WBC Land Availability Assessment (LAA) Conclusion	Neighbourhood Plan Site Assessment Summary (Addendum Report)
					<p>significantly increasing the footprint of the existing built form.</p> <ul style="list-style-type: none"> <li>The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is promoted for further intensification. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.</li> </ul>
0577	Tanshire Park, Elstead Road, Peperharow	1.47	N/A	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>Rejected as unsuitable</b></p> <ul style="list-style-type: none"> <li>The site in the Green Belt is currently in employment use and there is no evidence that it is either unsuitable or unviable for continued employment uses. The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of development of the site on the SPA can be effectively avoided or mitigated.</li> </ul>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is unsuitable for development as it lies within 400m of the Wealden Heaths I Special Protection Area 400m zone, where it is unlikely that the effects of the development can be effectively avoided or mitigated.</li> <li>The LAA conclusions are reasonable to be carried forward to the Neighbourhood Plan Site Assessment.</li> </ul>
0624	Moors Lane	0.94	N/A	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>Rejected as unsuitable</b></p> <ul style="list-style-type: none"> <li>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is in the Area of Outstanding Natural Beauty and Area of Great Landscape Value and the Landscape Study (2014) has indicated that development in this segment would be likely to have a negative impact on the landscape.</li> </ul>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is unsuitable for development.</li> <li>The LAA conclusions are reasonable to be carried forward to the Neighbourhood Plan Site Assessment. In addition, the site is mostly identified as 'Deciduous Woodland' in the National Forestry Inventory 2014. Deciduous woodlands are priority habitats identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan. Development of the site is likely to have a significant impact on priority habitats.</li> </ul>

Site Ref.	Site Address	Site Area (Ha)	Indicate Housing Capacity (dwellings)	2017 Neighbourhood Plan Site Options and Assessment (SOA) Conclusion / 2020 WBC Land Availability Assessment (LAA) Conclusion	Neighbourhood Plan Site Assessment Summary (Addendum Report)
0737	October Farm	0.20	N/A	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>Below threshold (Rejected from further assessment at LAA Stage 1)</b></p>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is considered to be unsuitable for development based on additional information regarding the Wealden Heaths I Special Protection Area 400m Zone of Influence. In addition, the site is located within segment W18 of the Green Belt which is considered to provide a 'contribution' to the overall purposes of the Green Belt in the Waverley Green Belt Review. The site's role in maintaining the openness of the open countryside is also supported by the Inspector in the 2013 appeal.</li> </ul>
0839	Timberline, Hookley Lane	0.53	N/A	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>Below threshold (Rejected from further assessment at LAA Stage 1)</b></p>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is unsuitable for allocation in the NP</li> <li>The site has vehicular access from Hookley Lane however this access is not suitable to support further intensification of the site due to narrow width and inadequate visibility splays, subject to further consultation with the relevant Highways Authorities. There are no segregated pedestrian and cycle access to the site.</li> <li>The site is within the Green Belt. It is located within segment W19 assessed in the Waverley Green Belt Review Part 2 (August 2014). The Review concludes that this segment has an overall contribution to the Green Belt purposes, particularly in separating Godalming and Farnham with extensive views. While parts of segment W19 are identified as broad areas for adjustment to the Green Belt boundary in the adopted Local Plan Part 1, the site is not adjacent to the settlement boundary and located south to the identified broad areas.</li> <li>The site is located within the Wealden Heaths I Special Area of Conservation 2km zone, Wealden Heaths I Special Protection Area 1km zone, Wealden Heaths II Special Protection Area 5km zone and SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.</li> </ul>

Site Ref.	Site Address	Site Area (Ha)	Indicate Housing Capacity (dwellings)	2017 Neighbourhood Plan Site Options and Assessment (SOA) Conclusion / 2020 WBC Land Availability Assessment (LAA) Conclusion	Neighbourhood Plan Site Assessment Summary (Addendum Report)
					<ul style="list-style-type: none"> <li>The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site is located within segment EL01 assessed in the Waverley Landscape Report (2014). The Report concludes that segment EL01 forms a key part of the character of the landscape with its rural feel and its green setting for the village and has a very limited scope to accommodate development without having a negative impact on the landscape character of the village. The site is relatively enclosed with semi-mature and mature trees along its boundary. Overall the site has medium landscape sensitivity to development.</li> <li>The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is promoted for further intensification. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.</li> </ul>
1036	Paddocks at Weyside Farm	2.90	N/A	<p><b>2017 SOA Conclusion:</b> Not assessed</p> <p><b>2020 LAA Conclusion:</b> <b>Not Available (Rejected from further assessment at LAA Stage 1)</b></p>	<p><b>Red</b></p> <ul style="list-style-type: none"> <li>The site is not available for development. The site is considered to be unavailable at the time when the Waverley Borough Council Land Availability Assessment was conducted (November 2020). The site has not been submitted to the Parish Council for further consideration afterwards and there are no more recent or available evidence which indicates that the site is now available</li> </ul>



## 5. Conclusions

- 5.1 This site assessment has found that of the twenty-three sites considered, no sites are free from constraints (i.e. rated 'green' in the assessment'). However, nine sites are found to be potentially suitable and available for allocation (i.e. rated 'amber' in this assessment) for housing or mixed-use development, subject to identified constraints being resolved or mitigated. These are:
- Site 11 Springfield Site
  - Site 12 Land at Water Meadow Place
  - Site 1 Milford Road
  - Site 2 Land at Four Trees
  - Site 3 The Croft
  - Site 5 Sunray Farm
  - Site 6 Bargate House
  - Site 7 Church Farm and West Brook Cottages
  - 0488 Land at Guardian Close
- 5.2 The remaining twelve sites (Site 4, Site 8, Site 9, Site 10, 0018, 0019, 0020, 0021, 0471, 0577, 0624, 0737, 0839 and 1036) are not suitable or available for housing development at present. They are not therefore not appropriate for allocation in the plan.
- 5.3 Of the sites assessed as potentially suitable and available for allocation (i.e. rated 'amber' in this assessment), two sites, Site 11 Springfield Site and 0488 Land at Guardian Close, are located within the existing settlement boundary (i.e. not within the Green Belt) and previously developed. The redevelopment of these sites would be more sustainable and preferable if the sites' availability and viability are confirmed. The redevelopment of suitable brownfield sites is supported by Policy SP2 of the adopted Local Plan Part I and Paragraph 137 of the National Planning Policy Framework.
- 5.4 This Addendum Report has not used the draft policies contained in the emerging Elstead and Weyburn Neighbourhood Plan as assessment criteria to prevent pre-determination. However, it should be noted that Site 12 Land at Water Meadow Place and Site 1 Milford Road are located within the proposed Tanshire and Weyburn Green Gap. These sites may not meet the objectives of the emerging Neighbourhood Development Plan and may be rendered unsuitable at the site selection stage.
- 5.5 A number of sites identified as potentially suitable and available for allocation are located within the Green Belt. The supporting text paragraphs 3.9 and 3.10 of the draft Waverley Borough Local Plan Part II state that settlement boundary and Green Belt changes in Elstead to accommodate planned growth will be made through the relevant Neighbourhood Plan.

### Next Steps

- 5.6 From the shortlist of suitable sites, the Parish Council should engage with Waverley Borough Council and the community to select sites for allocation in the NP which best meets the objectives of the NP.
- 5.7 The site selection process should be based on the following:
- The findings of the August 2017 SOA and this Addendum Report
  - Discussions with the planning authority;

- The extent to which the sites support the vision and objectives for the NP (particularly in relation to Site 1 and Site 12 which are within the proposed Tanshire and Weyburn Green Gap);
- Whether the number of homes to be allocated is proportionate in terms of need and is well-related to the existing settlement and infrastructure;
- The sites' relative sustainability;
- The potential for the sites to meet identified infrastructure needs of the community; and
- Neighbourhood Plan conformity with strategic Local Plan policy.

## Viability

5.8 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with Waverley Borough Council. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

## Affordable Housing

- 5.9 Among the nine sites assessed as potentially suitable and available for allocation, eight sites have the potential to accommodate **10 or more dwellings** and would be required to include a proportion of affordable housing<sup>15</sup>. It is therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>16</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF Paragraph 64.
- 5.10 The Government is currently consulting on changes to the current planning system. As part of this they are considering increasing the site size threshold for which developers need to make contributions towards affordable housing from sites of 10 dwellings or more, to sites of 40 or 50 dwellings or more<sup>17</sup>. One site (Site 5 Sunray Farm) that are suitable or potentially suitable for residential or mixed-use allocation may have the potential to accommodate 40 or more dwellings.
- 5.11 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

<sup>15</sup> See NPPF Paragraph 62-64

<sup>16</sup> The Government are currently consulting on the detail of the First Homes policy, however, it is expected that that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

<sup>17</sup> The proposal to increase the threshold is subject to ongoing consultation, and it is understood that the uplift in the threshold would be temporary in nature. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

# Appendix A Site Assessment Proforma (Sites newly submitted to Elstead Parish Council in 2020)

## Site Assessment Proforma

<i>General information</i>	
<b>Site Reference / name</b>	Site 10
<b>Site Address (or brief description of broad location)</b>	Kingsmead Park
<b>Current use</b>	Caravan Park and Residential
<b>Proposed use (in Neighbourhood Plan)</b>	Proposed for an additional 25 dwellings (based on layout submitted to the Parish Council in December 2020)
<b>Gross area (Ha)</b> Total area of the site in hectares	2.25
<b>LAA site reference (if applicable)</b>	<p><b>1068: Rejected as unsuitable</b></p> <p><b>LAA Conclusion:</b> The site is within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Development of the site is likely to lead to a loss of openness and would constitute inappropriate development in the Green Belt. Part of this site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of development of the site on the SPA can be effectively avoided or mitigated.</p> <p>An amended site boundary and proposal has been submitted to Elstead Parish Council in December 2020 and therefore the site is considered for full assessment in this Site Options and Assessment.</p>
<b>Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc)</b>	Site submitted to the Parish Council (2020)
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)</b>	Yes, the site is actively promoted for an additional 25 dwellings.
<b>Site photo</b>	

<b>Context</b>	
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<b>Mix of greenfield and previously developed land</b>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	December 2017, listed building consent (WA/2017/1935) granted for the erection of two storey extension following demolition of existing extension (at Domford, Thursley Road, Elstead, GU8 6DY). The proposal replaces the existing extension which has no historic interest and is considered to be sympathetic to the existing dwelling.

## 1. Suitability

<b>Suitability</b>	
<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- <b>Within the existing settlement area</b></li> <li>- <b>Adjacent to and connected with the existing built up area</b></li> <li>- <b>Outside the existing built up area</b></li> </ul>	<p><b>Adjacent</b> The site is partly built-up but is currently only adjacent to the settlement boundary.</p>
<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>Yes</b></p> <p>Existing vehicular access via Kingsmead would be suitable subject to consultation with the relevant Highways Authorities. However, existing access to land at Domford would need to be significantly improved to support additional dwellings at this location. Road width measurements (using Google Earth) indicates that the current private access could be potentially improved subject to consultation with the relevant Highways Authorities.</p> <p>It should be noted that there is no pedestrian access along the western side of Thursley Road (northbound) and along Kingsmead. From site observations, it is unlikely that a suitable and segregated pavement could be created.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N)</b> (provide details)</p>	<b>No</b>

<b>Environmental Considerations</b>		
<b>Questions</b>	<b>Guidelines</b>	<b>Comments</b>
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p>	<b>Yes</b>	<p>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</p>

<b>Green Belt</b>		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. Land in this segment was not identified for consideration for Green Belt removal.
<b>Flood Zones 2 or 3</b>	<b>No</b>	The site is wholly located within Flood Zone 1. Part of the site is subject to medium to high risk of surface water flooding but the total area at risk is less than 15% of the site area. Overall the site is at very low risk of fluvial flooding and low risk of surface water flooding. However, as the area at risk is concentrated in the area proposed for additional dwellings, appropriate mitigation would be required.
<b>Area of Outstanding Natural Beauty (AONB)</b>	<b>Yes</b>	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<b>National Park</b>	<b>No</b>	The site is not within or in close proximity to a National Park.
<b>European nature site</b>	<b>Adjacent/nearby</b>	<p>The site is located within the Wealden Heaths I Special Area of Conservation 2km zone and Wealden Heaths II Special Protection Area 5km zone.</p> <p>In addition, the southern part of the site is also within the Wealden Heaths 1 Special Protection Area 400m zone. The remaining part of the site is within the Wealden Heaths I Special Protection Area 1km zone.</p> <p>Natural England should be consulted on all applications involving the increase in number of dwellings.</p>
<b>SSSI Impact Risk Zone</b>	<b>Yes</b>	The site is located within a SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal involves the extension of the existing settlement.
<b>Site of Importance for Nature Conservation</b>	<b>Yes</b>	The site is mostly within Sites of Nature Conservation Importance (SNCIs). Policy NE1 of the adopted Waverley Borough Local Plan Part 1 (February 2018) states that developments will not be permitted within locally designated sites (such as SNCIs) unless it is necessary for appropriate on site management measures or can demonstrate no adverse impact to the integrity of the nature conservation interest.
<b>SPA (Special Protection Area) 400m Zone of Influence</b>	<b>Partly within</b>	The southern part of the site is within the Wealden Heaths I Special Protection Area. The Parish Council's recent correspondence with Natural England (May 2020) has confirmed that proposals within the 400m Zone of Influence will be objected as evidence

		shows that impacts arising from residential developments within 400m of the Special Protection Area cannot be adequately avoided or mitigated.
<b>Any other local policy designation</b>	<b>Yes</b>	The site is wholly located within an Area of Great Landscape Value.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></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>	<b>Medium to high sensitivity to development</b>	<p>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value. The site is located within segment EL04 of the Waverley Landscape Report (2014) which concludes that development in this segment would likely to have a negative impact on the landscape due to its character and role in keeping the surrounding of the village as a rural character.</p> <p>At the site level, while the site has low visibility from the surrounding landscapes, intensification of the site is likely to require removal of parts of the existing woodland which contributes to the rural setting of the area. The site is visible from existing and surrounding residential properties. The western part of the site is currently a woodland which has medium to high landscape value. Change at this part of the site is likely to have a significant impact on the immediate landscape.</p>
<p><b>Agricultural Land</b></p> <p>Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<b>No loss</b>	The site is Grade 4 poor quality agricultural land.

*Heritage considerations*

<b>Question</b>	<b>Assessment guidelines</b>	<b>Comments</b>
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• <b>Conservation area</b></li> <li>• <b>Scheduled monument</b></li> <li>• <b>Registered Park and Garden</b></li> <li>• <b>Registered Battlefield</b></li> <li>• <b>Listed building</b></li> <li>• <b>Known archaeology</b></li> <li>• <b>Locally listed building</b></li> </ul>	<b>Some impact, and mitigation potentially possible</b>	<p>The site contains Domford House, which is a Grade II listed building. It is understood from the submitted indicative layout that Domford House is not proposed for redevelopment but its current amenity land will be part of the development. It is considered likely that the redevelopment of the site for housing would erode the existing setting of the 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, may result in an acceptable scheme subject to further heritage assessments would be required to understand the significance of the impacts and to identify potential mitigation measures.</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	<400m	
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	Relatively Flat	
What impact would development have on the site's habitats and biodiversity?	High	While an ecology survey has not been carried out, the western part of the site, where most of the proposed additional dwellings will be located, is identified as 'Deciduous Woodland' in the National Forest Inventory 2014. Deciduous woodlands are priority habitats identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan. The erection of additional park homes at this location is likely to disturb the existing habitat and require extensive removal of mature trees. Overall, the proposal is likely to have a significant impact on priority habitats.
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>Comments</i>
<b>Ground Contamination (Y/N/Unknown)</b>	The site is identified as a potentially contaminated land in the interactive Planning Map provided Waverley Borough Council due to its former use as a waste disposal site.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	No. There are some existing telegraph poles on the site, although it is unlikely to impact additional development and viability.

<i>Impacts</i>	
<b>Potential impacts of development:</b>	<b>Comments</b>
<b>Coalescence Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>
<b>Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.</b>	<b>Medium to High</b> The site is visible from existing properties at Kingsmead Park and from surrounding properties around Domford House. Development at Kingsmead Park will represent a significant change in landscape character at Kingsmead Park with a medium to high impact on the amenity existing residents enjoyed.
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No, the site is proposed for an additional 25 dwellings.</b>
<b>Potential traffic impacts</b>	<b>Medium</b>  The site is proposed for a net additional of 25 dwelling, 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.
<b>Any beneficial impacts</b>	Yes. Contribution to housing supply in Elstead, particularly for older people.

### 3.0. Availability

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

### 4.0. Summary

<b>Conclusions</b>	
<b>Site Assessment Conclusion</b>	<b>The site is unsuitable for allocation in the NP ('reject')</b>
<b>Potential housing development capacity</b>	N/A
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"> <li>• Most of the proposed additional dwellings will be located at the western part of the site which is identified as 'Deciduous Woodland' in the National Forest Inventory 2014. Deciduous woodlands are priority habitats identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan. The erection of additional park homes at this location is likely to disturb the existing habitat and require extensive removal of mature trees. Development of the site is likely to have a significant impact on priority habitats.</li> <li>• The site is mostly within Sites of Nature Conservation Importance (SNCIs). Policy NE1 of the adopted Waverley Borough Local Plan Part 1 (February 2018) states that developments will not be permitted within locally designated sites (such as SNCIs) unless it is necessary for appropriate on site management measures or can demonstrate no adverse impact to the integrity of the nature conservation interest.</li> <li>• The site is also subject to a number of other constraints outlined in the detailed assessment above although these are not the main reasons that the site was rejected. In particular, the southern part of the site is within the Wealden Heaths I Special Protection Area 400m Zone of Influence, in which Natural England will object to additional residential developments as evidence shows that impacts arising from residential developments within 400m of the Special Protection Area cannot be adequately avoided or mitigated. In addition, the site includes a Grade II listed building.</li> </ul>

## Site Assessment Proforma

<b>General information</b>	
<b>Site Reference / name</b>	Site 11
<b>Site Address (or brief description of broad location)</b>	Springfield Site
<b>Current use</b>	Residential
<b>Proposed use (in Neighbourhood Plan)</b>	Proposed for housing redevelopment to provide a net gain of 15 social housing units
<b>Gross area (Ha)</b> Total area of the site in hectares	0.95
<b>LAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc)</b>	Site submitted to the Parish Council (2020)
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)</b>	Yes, the site is actively promoted for residential redevelopment to provide a net gain of 15 social housing units.
<b>Site photo</b>	

<b>Context</b>	
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<b>Previously Developed Land</b>
<b>Site planning history</b>	No recent or relevant planning history.

## 1. Suitability

<b>Suitability</b>	
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- <b>Within the existing settlement area</b></li> <li>- <b>Adjacent to and connected with the existing built up area</b></li> <li>- <b>Outside the existing built up area</b></li> </ul>	<b>Within</b>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	<b>Yes</b> Existing vehicular access would be suitable subject to consultation with the relevant Highways Authorities. It is likely that the existing footways on site would be altered as part of the development but the site has safe pedestrian access in principle.
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N)</b> (provide details)	No

<b>Environmental Considerations</b>		
<b>Questions</b>	<b>Guidelines</b>	<b>Comments</b>
<b>Is the site within or adjacent to the following policy or environmental designations:</b>  <b>Green Belt</b>	<b>No</b>	The site is outside of the Green Belt.
<b>Flood Zones 2 or 3</b>	<b>No</b>	The site is wholly located within Flood Zone 1.
<b>Area of Outstanding Natural Beauty (AONB)</b>	<b>Yes</b>	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<b>National Park</b>	<b>No</b>	The site is not within or in close proximity to a National Park.
<b>European nature site</b>	<b>Adjacent/nearby</b>	The site is located within the Wealden Heaths I Special Area of Conservation 2km zone and Wealden Heaths I Special Protection Area 1km zone. Natural England should be consulted on all applications involving the increase in number of dwellings.
<b>SSSI Impact Risk Zone</b>	<b>Yes</b>	The site is located within a SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.

<b>Site of Importance for Nature Conservation</b>	<b>No</b>	
<b>SPA (Special Protection Area) 400m Zone of Influence</b>	<b>No</b>	The site is outside of the 400m Zone of Influence around the Wealden Heaths Special Protection Area.
<b>Any other local policy designation</b>	<b>Yes</b>	The site is wholly located within an Area of Great Landscape Value.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></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>	<b>Low to medium sensitivity to development</b>	<p>The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value.</p> <p>However, as the site is currently developed with residential dwellings, its redevelopment, if sensitively designed, is unlikely to have a significant impact on the surrounding landscape.</p> <p>Nevertheless, it is likely that appropriate landscape mitigation would be required, particularly to the south of the site partly open to the open countryside.</p>
<p><b>Agricultural Land</b></p> <p>Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<b>No loss</b>	While the site is Grade 3 agricultural land, it is previously developed.

*Heritage considerations*

<b>Question</b>	<b>Assessment guidelines</b>	<b>Comments</b>
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• <b>Conservation area</b></li> <li>• <b>Scheduled monument</b></li> <li>• <b>Registered Park and Garden</b></li> <li>• <b>Registered Battlefield</b></li> <li>• <b>Listed building</b></li> <li>• <b>Known archaeology</b></li> <li>• <b>Locally listed building</b></li> </ul>	<b>Some impact, and/or mitigation possible</b>	<p>The site is outside but in close proximity to the Elstead Conservation Area. Development of the site is likely to have limited impact to the Conservation Area as existing buildings in between the site and the Conservation Area could potentially provide screening, but as an indicative layout is not presented, its potential impact on the heritage asset would need to be confirmed by further heritage assessments. Development of the site would need to respect the character and setting of the 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	<400m	
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	>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	Gently sloping	
What impact would development have on the site's habitats and biodiversity?	Unknown	Unknown, an ecological survey has not been conducted. No priority habitats have been identified in the National Forestry Inventory and the site does not appear to contain habitats with the potential to support priority habitats. However, it should be noted that the site is adjacent to a broadleaved woodland to the south.
Public Right of Way	No	The site does not contain any Public Rights of Way.

Is the site likely to be affected by any of the following?	Comments
Ground Contamination (Y/N/Unknown)	No

<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	No. There are some existing telegraph poles on the site, although it is unlikely to significantly impact development viability.
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### Impacts

Potential impacts of development:	Comments
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.</b>	<b>Medium</b> Development of the site will be visible from surrounding properties but will not significantly change the existing character of this part of Elstead. Depending on the proposal for the site, it might have some but mitigatable impacts on the amenity of surrounding properties. However, it should be noted that land north of Hill Crest should sensitively designed .
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No, the site is proposed for an additional 18 dwellings.</b>
<b>Potential traffic impacts</b>	<b>Medium</b> The site is proposed for a net additional of 18 dwelling, 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.
<b>Any beneficial impacts</b>	Yes. Contribution to housing supply in Elstead, particularly to affordable housing.

### 3.0. Availability

#### Availability

	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	The site was submitted as part of the consultation. As such, it is available for development.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	No known legal or ownership issues. However, it should be noted the proposal involves redevelopment of the site.

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	No
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## 4.0. Summary

<b>Conclusions</b>	
<b>Site Assessment Conclusion</b>	<b>The site is suitable and available for development but has significant constraints</b>
<b>Potential housing development capacity</b>	A net additional of 15 dwellings, subject to confirmation that the site is deliverable and viable by Waverley Borough Council
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"> <li>• The site is within the existing settlement and is previously developed. It is outside of the Green Belt. Policy SP2 of the adopted Local Plan Part I aims to maximise opportunities for redevelopment of suitable brownfield sites for various uses including housing.</li> <li>• Existing vehicular access to the site would be suitable subject to consultation with the relevant Highways Authorities. The site also has safe pedestrian access and is at a sustainable location.</li> <li>• The suitability of the site would still be subject to consultation with Natural England as it falls within the SSSI Impact Risk Zone. Proposals for residential development will need to demonstrate that there would not be a significant adverse effect on the SSSI.</li> <li>• In addition, the site is adjacent to the Conservation Area. Proposals for residential development will need to respect the surrounding heritage assets, including its character and setting.</li> <li>• The site is within the Surrey Hills AONB and AGLV but any adverse impact could be mitigated through reinforcement of vegetation along the southern boundary of the site.</li> </ul>

## Site Assessment Proforma

<b>General information</b>	
<b>Site Reference / name</b>	Site 12
<b>Site Address (or brief description of broad location)</b>	Land adjacent Water Meadow Place
<b>Current use</b>	Grazing
<b>Proposed use (in Neighbourhood Plan)</b>	Proposed for 52 dwellings, including 30% of affordable housing
<b>Gross area (Ha)</b> Total area of the site in hectares	2.7
<b>LAA site reference (if applicable)</b>	<b>1092: Further than 100m from settlement</b>  As the site has not been fully assessed in the LAA, and that an amended site boundary and proposal has been submitted to Elstead Parish Council in December 2020, the site will be fully assessed using the standard proforma below.
<b>Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc)</b>	Site submitted to the Parish Council (2020)
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)</b>	Yes, the site is actively promoted for residential redevelopment to provide 52 dwellings.
<b>Site photo</b>	

<b>Context</b>	
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>At Former Weyburn Bartel Works, Shackleford Road (to the north of the site in concern): January 2017, appeal allowed and planning permission granted (WA/2015/0789) for the erection of 69 new dwellings, including 21 affordable, and a 60 bed care home, provision of a suitable alternative natural greenspace (SANG), alterations to accesses and associated works following demolition of buildings.</p> <p>In this case, the Inspector has concluded that the proposal would constitute inappropriate development in the Green Belt and would result in some modest harm to openness, but that the Green Belt and AONB policies at the time do not indicate that the particular proposal should be restricted. The appeal was allowed based on the tilted balance in relation to Paragraph 14 of the NPPF, in which the Inspector has concluded that the adverse impacts of the proposal do not significantly and demonstrably outweigh the benefits. It should be noted that this site (Weyburn Works) is a previously developed land involving the redevelopment of a site which is no longer needed for employment purposes, and that some of the policies considered at the time (which were out of date with reduced weight afforded to them) are now replaced by recent updates to the National Planning Policy Framework 2019 (and subsequent editions), the adopted Local Plan Part I and the emerging Local Plan Part II.</p>

## 1. Suitability

<b>Suitability</b>	
<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- <b>Within the existing settlement area</b></li> <li>- <b>Adjacent to and connected with the existing built up area</b></li> <li>- <b>Outside the existing built up area</b></li> </ul>	<p><b>Outside</b></p> <p>The site is currently outside of the existing settlement area. However, land to its north is currently under construction for the erection of 69 new dwellings, including 21 affordable, and a 60 bed care home.</p>
<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>Yes</b></p> <p>A suitable access could be potentially created off Shackleford Road through development at Water Meadow Place in principle, subject to further consultation with the relevant Highways Authorities. It is understood that land at Water Meadow Place is owned by Thakeham but the landowners has agreed to grant access to the site in concern. However, it should be noted that the proposed indicative access appears to slightly deviate from the approved layout at Water Meadow Place currently under construction. Amendments to the approved planning application or changes to the proposed layout might be required. In addition, proposed internal roads at Water Meadow Place (which the main pedestrian access to the site</p>

	would be) appears to be of shared surface, with no segregated footways provided. The proposed indicative layout for the site in concern is supported by segregated footways.
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N)</b> (provide details)	The site is not allocated for a particular use in the adopted and emerging Local Plan.  However, the site falls within the area proposed as the 'Tanshire and Weyburn Green Gap' in the emerging Elstead and Weyburn Neighbourhood Development Plan. Policy ESDQ7 Tanshire and Weyburn Green Gap of the emerging Neighbourhood Plan resists development within the proposed green gap unless the open or undeveloped character of the gap will not be adversely affected and that the separate identity of Elstead village and Tanshire and Weyburn development will not be harmed.

**Environmental Considerations**

Questions	Guidelines	Comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <p><b>Green Belt</b></p>	<b>Yes</b>	<p>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). Although the W5 segment is generally considered to provide a 'contribution' to the overall purposes of the Green Belt, land to the north east of Elstead (including the site in concern) is recommended for removal from the Green Belt and inclusion in the amended settlement boundary.</p> <p>This part of Elstead is considered to offer opportunities for accommodating development without significant damage to the Green Belt. The Review acknowledges that development at this location will represent an extension of the village into open countryside, but also states that the presence of a strong landscape structure at this location means that visual mitigation of development could be readily achieved, along with opportunities to enhance access.</p> <p>However, it should be noted that this location is not proposed as one of the broad areas for potential readjustment to Green Belt boundary in the adopted Waverley Borough Local Plan Part I. Paragraph 3.10 of the draft Local Plan Part II suggests that the Green Belt boundary changes in Elstead will be made through its Neighbourhood Plan. The Plan has therefore not identified the Green Belt boundary changes required. The suitability of the site would be subject to the land being removed from the Green Belt.</p>
<b>Flood Zones 2 or 3</b>	<b>No</b>	The site is wholly located within Flood Zone 1.
<b>Area of Outstanding Natural Beauty (AONB)</b>	<b>Yes</b>	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.

<b>National Park</b>	<b>No</b>	The site is not within or in close proximity to a National Park.
<b>European nature site</b>	<b>Adjacent/nearby</b>	The site is located within the Wealden Heaths I Special Area of Conservation 2km zone and the Wealden Heaths I Special Protection Area 1km zone. Natural England should be consulted on all applications involving the increase in number of dwellings.
<b>SSSI Impact Risk Zone</b>	<b>Yes</b>	The site is located within a SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal involves the extension of the existing settlement.
<b>Site of Importance for Nature Conservation</b>	<b>No</b>	
<b>SPA (Special Protection Area) 400m Zone of Influence</b>	<b>Partly within</b>	<p>About one-third of the site falls within the 400m Zone of Influence.</p> <p>The Parish Council's recent correspondence with Natural England (May 2020) has confirmed that proposals within the 400m Zone of Influence will be objected as evidence shows that impacts arising from residential developments within 400m of the Special Protection Area cannot be adequately avoided or mitigated. Nevertheless, there is a possibility that the site could come forward if housing was only placed outside of the 400m zone of influence. Development capacity of the site is likely to be reduced as a result, to 30-35 dwellings.</p> <p>Developments outside of the 400m Zone of Influence without mitigation measures, particularly those within 500m-600m of the SPA boundary, could still have significant impacts on the SPA, according to Natural England's advice. A Habitats Regulation Assessment would be required to establish the possible impacts of the development on the SPA and to suggest appropriate mitigation measures.</p> <p>Advice given by Natural England in May 2017 to the Parish Council notes that site allocations with 22+ dwellings would be likely to require mitigation and SANG would potentially be an acceptable solution. Submission from the developer suggests that the SANG at Weyburn Works could potentially mitigate the potential increase in recreational pressure. Capacity of the SANG would need to be confirmed with Waverley Borough Council and agreed with the SANG Management Company. Nevertheless, Natural England also advises that priority should be given to directing development to sites where potential adverse effects can be avoided without the need for mitigation measures.</p>
<b>Any other local policy designation</b>	<b>Yes</b>	The site is wholly located within an Area of Great Landscape Value.

<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></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><b>Medium sensitivity to development</b></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 EL05B of the Waverley Landscape Report (2014) which concludes that the disused works to the east of Shackleford Road could be redeveloped as brownfield site, but otherwise development in the segment would potentially have a negative impact on the character of the setting in the rural landscape. The Report suggests that this segment have some landscape qualities, low visual sensitivity and low landscape sensitivity, but also states that it has an important contribution to settlement setting and has medium landscape value.</p> <p>The site contains a number of mature trees which connects to the wider landscape, however these could be retained and incorporated through sensitive design. However, it is recognised that the site contributes to the rural setting of the settlement and therefore overall has a medium sensitivity to development.</p>
<p><b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>The site is Grade 4 poor quality agricultural land.</p>

*Heritage considerations*

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Limited or no impact or no requirement for mitigation</b></p>	<p>No identified heritage assets in close proximity.</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
<b>Town / local centre / shop</b>	<b>&gt;800m</b>	
<b>Bus Stop</b>	<b>&gt;800m</b>	
<b>Primary School</b>	<b>&gt;800m</b>	

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

**Other key considerations**

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	There are no Tree Preservation Orders on the site.
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Relatively Flat</b>	
<b>What impact would development have on the site's habitats and biodiversity?</b>	<b>Medium</b>	The site does not contain priority habitats identified in the National Forestry Inventory 2014 but contains a number of mature trees along the site boundary and across the site which may support priority species.  A Phase I Habitat Survey has been prepared by Ecology Solutions and submitted to the Parish Council. The Survey suggests that existing habitats on site are not considered to be of high nature conservation value but existing trees may present opportunities for birds and roosting bats, with features on the ground presenting some suitable habitat for Dormice and hedgehogs.
<b>Public Right of Way</b>	<b>Yes</b>	A section of the site's northern boundary is a Public Right of Way (FP61). Development of the site would need to maintain and where possible enhance the existing PRoW. As the site would be observable from the ProW, suitable mitigation might be required.

<b>Is the site likely to be affected by any of the following?</b>	<b>Comments</b>
<b>Ground Contamination (Y/N/Unknown)</b>	No
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close</b>	No

<b>proximity to hazardous installations</b>	
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### Impacts

<b>Potential impacts of development:</b>	<b>Comments</b>
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<p><b>Development of the site will reduce the gap between Elstead Village and development at Tanshire Park and Weyburn</b></p> <p>Development of the site will reduce the gap between Elstead Village and development at Tanshire Park and Weyburn, currently proposed within the emerging Elstead and Weyburn Neighbourhood Development Plan. Policy ESDQ7 Tanshire and Weyburn Green Gap of the emerging Neighbourhood Plan states that development within the Tanshire and Weyburn Green Gap will not be permitted unless the open or undeveloped character of the gap would not be adversely affected; and the separate identity (physical and visual perception) of the Tanshire and Weyburn development from the Elstead village will not be harmed.</p> <p>Separate settlement boundaries between the two built-up areas have not been identified at present. It is acknowledged that the 2014 Waverley Green Belt Review Part 2 proposed to include land to the north east of Elstead, including the site in concern, in the amended settlement boundary of Elstead. However, the proposed amendment has not been made in the adopted or emerging Local Plan. Paragraph 3.9 and 3.10 of the draft Local Plan Part II state that settlement boundary and Green Belt changes in Elstead to accommodate planned growth will be made through the relevant Neighbourhood Plan.</p>
<b>Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.</b>	<p><b>Medium</b></p> <p>Development of the site may impact the adjacent SANG. Suitable mitigation measures (such as design measures to ensure that views are screened) would be required, subject to further discussions with Waverley Borough Council and Natural England.</p>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<p><b>No, however development at this site would contribute to the expansions of the village eastwards.</b></p>
<b>Potential traffic impacts</b>	<p><b>Medium</b></p> <p>The site is proposed for 52 dwelling, as such following the implementation of mitigation measures the allocation is not considered to result in unacceptable traffic impacts.</p> <p>(Note: A formal Transport Assessment has not been undertaken to underpin this conclusion.)</p>
<b>Any beneficial impacts</b>	<p>Yes. Contribution to housing supply in Elstead, including affordable housing.</p>

### 3.0. Availability

<i>Availability</i>	
	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	The site submission has indicated that the site is available now and can be delivered within 5 years.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	No known legal or ownership issues. The site submission has indicated that the site is in single ownership and that it is not reliant on third party consent or infrastructure delivery to enable development.  However, it should be noted that the proposed SANG mitigation would need to be confirmed with Waverley Borough Council and with the SANG Management Company.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	0-5 years

### 4.0. Summary

<i>Conclusions</i>	
<b>Site Assessment Conclusion</b>	<b>The site is suitable and available for development but has significant constraints</b>
<b>Potential housing development capacity</b>	30-35 dwellings
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"> <li>The site is outside of the existing settlement area but is south to land at Water Meadow Place which is currently under construction for the erection of 69 new dwellings and a 60 bed care home.</li> <li>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). Although the W5 segment is generally considered to provide a 'contribution' to the overall purposes of the Green Belt, land to the north east of Elstead (including the site in concern) is recommended for removal from the Green Belt and inclusion in the amended settlement boundary. Paragraph 3.9 and 3.10 of the draft Local Plan Part II state that settlement boundary and Green Belt changes in Elstead to accommodate planned growth will be made through the relevant Neighbourhood Plan.</li> <li>A suitable access could be potentially created off Shackleford Road through development at Water Meadow Place in principle, subject to further consultation with the relevant Highways Authorities. However, it should be noted that the proposed indicative access appears to slightly deviate from the approved layout at Water Meadow Place currently under construction. Amendments to the approved planning application or changes to the proposed layout might be required.</li> <li>About one-third of the site falls within the SPA 400m Zone of Influence and the site is fully located within a SSSI Impact Risk Zone. Development capacity of the site is therefore reduced to 30-35 dwellings. Submission from the developer suggests that the SANG at Weyburn Works could potentially mitigate the potential increase in recreational pressure. Capacity of the SANG would need to be confirmed with Waverley Borough Council and agreed with the SANG Management Company. Nevertheless, priority should</li> </ul>

	<p>be given to directing development to sites where potential adverse effects can be avoided without the need for mitigation measures.</p> <ul style="list-style-type: none"> <li>• The site contains a number of mature trees. A Phase I Habitat Survey of the site undertaken on behalf of the landowner has indicated that existing trees may present opportunities for birds and roosting bats, with features on the ground presenting some suitable habitat for Dormice and hedgehogs. The Survey concludes that the site likely to be able to accommodate any required mitigation and avoidance measures.</li> <li>• The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value. This part of Elstead has an important contribution to the settlement setting. Considering that the northern part of the site will be developed (and is approved or development since the Report was published), it is considered that the site is of medium sensitivity to development. Appropriate landscape strategy to mitigate the change in rural character in this part of Elstead would be required.</li> <li>• A section of the site's northern boundary is a Public Right of Way (FP61). Development of the site would need to maintain and where possible enhance the existing PRoW. As the site would be observable from the ProW, suitable mitigation might be required.</li> <li>• It is noted that the emerging Neighbourhood Plan suggests that development within the 'Tanshire and Weyburn Green Gap' (in which the site falls within) will not be permitted unless the open or undeveloped character of the gap would not be adversely affected; and the separate identity (physical and visual perception) of the Tanshire and Weyburn development from the Elstead village will not be harmed. While this has not been used as one of the assessment criteria in this Site Options and Assessment to avoid pre-determination, it is acknowledged that development of the site will reduce the gap between Elstead Village and the built-up area at Tanshire and Weyburn. If made, the emerging policy and objectives of the emerging Neighbourhood Development Plan would render the site unsuitable for development.</li> </ul>
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# Appendix B Review of sites previously assessed in the August 2017 Report

## Appendix: 2017 Site Assessment Review

### Site 1 Milford Road

<b>Site Reference and Address</b>	Site 1 Milford Road
<b>Gross Site Area (Hectares)</b>	0.20
<b>Proposed Land Use and Site Capacity</b>	Proposed for 2-5 dwellings
<b>2017 Neighbourhood Plan Site Options and Assessment Conclusions</b>	<p><b>Amber</b></p> <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. 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 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>
<b>Planning History since last assessment</b>	No recent or relevant planning applications since last assessment
<b>Is the site being considered in the Waverley Borough Land Availability Assessment 2020?</b>	No
<b>Does more recent or additional information now exist which could change the 2017 SOA findings</b>	<p><b>Yes</b></p> <p>The Parish Council's recent correspondence with Natural England (May 2020) has confirmed that proposals within the 400m Zone of Influence will be objected as evidence shows that impacts arising from residential developments within 400m of the Special Protection Area cannot be adequately avoided or mitigated. This includes proposal including 5 dwellings or below, which was subject to the discretion of Waverley Borough Council in 2017 when the site was first assessed. This would mean that part of the site which falls within the 400m Zone of Influence would not be developable.</p> <p>In addition, the site has been considered in the Waverley Green Belt Review. Although the assessment conclusion does not materially change the assessment</p>

Site 1 Milford Road

	<p>findings, it supports the potential removal of this part of Elstead from the Green Belt:</p> <p><b>Waverley Borough Green Belt Review Part 2</b></p> <p>The site is located within segment W5 which was considered as part of the Waverley Green Belt Review Part 2(2014). Although the W5 segment is generally considered to provide a 'contribution' to the overall purposes of the Green Belt, land to the north east of Elstead is recommended for removal from the Green Belt and inclusion in the amended settlement boundary.</p> <p>This part of Elstead is considered to offer opportunities for accommodating development without significant damage to the Green Belt. The Review acknowledges that development at this location will represent an extension of the village into open countryside, but also states that the presence of a strong landscape structure at this location means that visual mitigation of development could be readily achieved, along with opportunities to enhance access.</p>
<p><b>2020 Neighbourhood Plan Site Assessment conclusion</b></p> <p><b>Changes required to the Site Assessment Conclusions</b></p>	<p><b>Amber</b></p> <p>Developable site area to be reduced to 0.1 Ha and site capacity to be reduced to 2 dwellings, as the eastern part of the site falls within the Wealden Heaths I Special Protection Area 400m zone. Other sites constraints identified in the last assessment remain unchanged.</p> <p>The emerging Neighbourhood Plan suggests that development within the 'Tanshire and Weyburn Green Gap' (in which the site falls within) will not be permitted unless the open or undeveloped character of the gap would not be adversely affected; and the separate identity (physical and visual perception) of the Tanshire and Weyburn development from the Elstead village will not be harmed. While this has not been used as one of the assessment criteria in this Site Options and Assessment to avoid pre-determination, it is acknowledged that development of the site may reduce the gap between Elstead Village and the built-up area at Tanshire and Weyburn. If made, the emerging policy and objectives of the emerging Neighbourhood Development Plan would render the site less suitable for development.</p>

## Site 2 Land at Four Trees

<b>Site Reference and Address</b>	Site 2 Land at Four Trees
<b>Gross Site Area (Hectares)</b>	2.43
<b>Proposed Land Use and Site Capacity</b>	Proposed for 20 dwellings
<b>2017 Neighbourhood Plan Site Options and Assessment Conclusions</b>	<p><b>Amber</b></p> <p>This site has been assessed as suitable and available for development in the 2016 LAA. 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>
<b>Planning History since last assessment</b>	No recent or relevant planning applications since last assessment
<b>Is the site being considered in the Waverley Borough Land Availability Assessment 2020?</b>	<p><b>0824: Potentially suitable (20 dwellings)</b></p> <p>Suitable: This site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt. Whether the site is allocated and for how many homes, and as a result is removed from the Green Belt, is a matter for the Elstead and Weyburn Neighbourhood Plan. The Landscape Study (2014) sets out that in the wider area there is very limited potential for development, however, the western part of this site is well contained by existing development and screened by an established tree line. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. As such there is potential for development in this area without a significant landscape impact. The eastern part of the site is more exposed and has less potential for development. The site lies within 5km of the Wealden Heaths SPA (Phase I and Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.</p> <p>Achievable: There is a reasonable prospect that the development of housing would be achievable during the Plan period.</p> <p>Available: The site was submitted in 2014, and the promoters have confirmed its availability in 2017, and it is therefore considered available.</p>
<b>Does more recent or additional information now exist which could change the 2017 SOA findings</b>	<p><b>No</b></p> <p>While a number of more recent evidence base documents have been published since the last assessment in 2017, they do not materially change the assessment findings. However, it is recommended that the emerging site allocation should consider various additional constraints identified and mitigation solutions proposed. The key findings considered are highlighted below:</p> <p><b>Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites (October 2020): LAA 824</b></p> <p>The Review confirms that the site has an overall medium sensitivity to development and proposes a list of mitigation measures to reduce sensitivity, including:</p> <ul style="list-style-type: none"> <li>All site vegetation should be retained, especially along the western and southern site boundaries, which provide containment from the agricultural/heathland parts of the Segment EL01 beyond</li> </ul>

Site 2 Land at Four Trees

- A tree survey to be undertaken, to understand the existing tree quality and to inform a 25-year management plan, to ensure that the existing green infrastructure is maintained
- Development should be very low-density and access carefully considered, to avoid an over-engineered appearance in the context of Hookley Lane
- Overall development heights should not exceed 1- to 1.5 storeys and the roofline should not exceed the height of the trees. The proposed building heights are intended to reflect the low set bungalow development within the locality. In places it may be possible to achieve two storeys where the development can be screened by an existing mature tree line
- The design of new properties should explore a low-density, single-storey plan form, which avoid a repetitious pattern
- All boundaries should be enhanced with additional screen planting, to screen any views from existing residential properties
- The Review confirms development on the site could be integrated with screen planting to enhance the existing strong landscape structure. Therefore, the site remains to be appropriate to be allocated for housing in the Neighbourhood Plan.

No additional recommendations in Part II of the Waverley Green Belt Review.

***Elstead Site Design Codes***

The Report provides a site analysis, masterplan and parameter concept plan of the site. It concludes that the site could accommodate 11 dwellings (i.e. the emerging Neighbourhood Plan's intended allocation capacity). It should be noted that the report recommends generally that a higher number is possible whilst still ensuring that development respects the village character.

The Parameter Concept Plan proposes to concentrate the residential area to the north of the site, to allow for retention of existing hedgerows. The Concept Plan also proposes to include an extensive public open space and an enhanced landscape buffer (1.819 hectares).

**2020 Neighbourhood Plan Site Assessment conclusion**

**Changes required to the Site Assessment Conclusions**

**Amber**

No material changes. The site is confirmed to be potentially suitable in the 2020 LAA and in more recent evidence base documents. However, it is recommended that if the site is to be allocated in the draft Neighbourhood Plan, various mitigation solutions proposed in the Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites and in the Elstead Site Design Codes should be considered. The site's proposed allocation capacity should also reflect the constraints and opportunities identified in the Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites and in the Elstead Site Design Codes.

## Site 3 The Croft

<b>Site Reference and Address</b>	Site 3 The Croft
<b>Gross Site Area</b> (Hectares)	1.51
<b>Proposed Land Use and Site Capacity</b>	Proposed for 35 dwellings
<b>2017 Neighbourhood Plan Site Options and Assessment Conclusions</b>	<p><b>Amber</b></p> <p>This site has been assessed as suitable and available for development in the 2016 LAA. 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 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>
<b>Planning History since last assessment</b>	<p>October 2020, planning application refused (WA/2020/0587) for the erection of 34 dwellings (including 14 affordable houses) together with associated landscaping, access roads and public areas.</p> <p>While it is acknowledged that a full application has been refused on the site, the reasons for refusal could be reasonably mitigated through an appropriate detailed layout design or overcome with the draft Neighbourhood Plan through the amendments to Green Belt boundary. The reasons for refusal mostly concern the detailed layout proposed, the level of information submitted and various legal agreements regarding contribution and provision. It does not impact suitability of the site at a strategic level. Below are the main reasons for refusal stated by the Case Officer:</p> <ol style="list-style-type: none"> <li>1. The proposal, by virtue of its nature and inappropriate sitting, would fail to preserve the openness of the Green Belt and, as such, would constitute inappropriate development in the Green Belt;</li> <li>2. The proposal, by virtue of its location and scale, along with the relationship of housing and amenity areas to boundary trees which would likely result in post occupation pressures to lop/fell retained trees, would result in inappropriate development which would fail to conserve and enhance the landscape character of the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value (AGLV);</li> <li>3. Insufficient information has been submitted in relation to the proposed reptile translocation to confirm that the proposed development would not result in the killing or injuring of individual reptiles, or that their population and habitats would not be adversely affected as a result of the proposed development;</li> <li>4. Insufficient information has been submitted to demonstrate that the development would minimise impacts on and provide net gains for biodiversity;</li> <li>5. The applicant has failed to enter into appropriate legal agreement to secure the provision of affordable housing need; and,</li> <li>6. The applicant has failed to secure contributions towards managing the recreational disturbance at the Thursley, Hankley and Frensham Commons (Wealden Heaths Phase I) SPA.</li> </ol> <p>It should be noted that following the submission of an amended highways plan in October 2020, the Surrey County Council Highway Authority has no objections to the proposal having assessed it on safety, capacity and policy grounds. However, it recommends a list of conditions to be imposed in any permission granted.</p>

## Site 3 The Croft

<p><b>Is the site being considered in the Waverley Borough Land Availability Assessment 2020?</b></p>	<p><b>0308: Potentially suitable (30 dwellings)</b></p> <p>Suitable: The site is well related to the existing settlement boundary, and would be a potential extension to 'The Croft'. This site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt. However, whether the site is allocated and for how many homes, and as a result is removed from the Green Belt, is a matter for the Elstead and Weyburn Neighbourhood Plan. The site is partly contained by development and well screened by an area of woodland to the west. The Landscape Study (2014) also recognised that there could be some scope for development close to the village in association with existing housing. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. On this basis there is potential for development on this site without a significant landscape impact. The site lies within 5km of the Wealden Heaths SPA (Phase I and Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.</p> <p>Achievable: There is a reasonable prospect that the development of housing would be achievable during the plan period.</p> <p>Available: The site was submitted to the 2017 Call for Sites and is therefore considered available .</p>
<p><b>Does more recent or additional information now exist which could change the 2017 SOA findings</b></p>	<p>No, while a number of more recent evidence base documents have been published since the last assessment in 2017, they do not materially change the assessment findings. However, it is recommended that the emerging site allocation should consider various additional constraints identified and mitigation solutions proposed. The key findings considered are highlighted below:</p> <p><b><i>Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites (October 2020): LAA 308</i></b></p> <p>The Review confirms that the site has an overall medium sensitivity to development and proposes a list of mitigation measures to reduce sensitivity, including:</p> <ul style="list-style-type: none"> <li>• All site vegetation should be retained ,especially along the western and southern site boundaries, which provide containment from the agricultural parts of Segment ML01 beyond</li> <li>• A tree survey to be undertaken, to understand the existing tree quality and to inform a 25-year management plan, to ensure the existing green infrastructure is maintained</li> <li>• Opportunity exists to connect this site spatially to the cul-de-sac of the Croft</li> <li>• Development heights should transition to reflect nearby properties and overall should not exceed two-storeys and the roofline should not exceed the height of the trees</li> <li>• The southern, northern and eastern boundaries should be enhanced with additional screen planting, assisting with screening any views from existing residential properties</li> <li>• The Review confirms that the site could incorporate screen planting. Therefore, the site remains appropriate to be allocated for housing in the Neighbourhood Plan.</li> </ul> <p>No additional recommendations in Part II of the Waverley Green Belt Review.</p> <p><b><i>Elstead Site Design Codes</i></b></p> <p>The Report provides a site analysis, masterplan and parameter concept plan of the site. It concludes that the site could accommodate 10 dwellings (i.e. the emerging Neighbourhood Plan's intended allocation capacity). It should be noted that the report recommends generally that a higher number is possible whilst still ensuring that development respects the village character.</p> <p>The Parameter Concept Plan proposes to include an extensive public open space and enhanced landscape buffer (1.006 hectares).</p>

Site 3 The Croft

**2020 Neighbourhood Plan Site Assessment conclusion**

**Amber**

The site is confirmed to be potentially suitable in the 2020 LAA and in more recent evidence base documents. While a full application has been refused, the site remains to be suitable in principle as the reasons for refusal could be reasonably mitigated through an improved detailed layout design and overcome with the draft Neighbourhood Plan amendments to the Green Belt boundary.

However, it is recommended that if the site is to be allocated in the draft Neighbourhood Plan, various mitigation solutions proposed in the Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites, refused planning application and Elstead Site Design Codes should be considered. The site's proposed allocation capacity should also reflect the constraints and opportunities identified.

## Site 4 Land off West Hill and Hill Crest

<b>Site Reference and Address</b>	Site 4 Land off West Hill and Hill Crest
<b>Gross Site Area</b> (Hectares)	5.18
<b>Proposed Land Use and Site Capacity</b>	Proposed for 100 dwellings in 2017 assessment. However, it is understood part of the site is proposed for 30 dwellings in a recent planning application.
<b>2017 Neighbourhood Plan Site Options and Assessment Conclusions</b>	<p><b>Red</b></p> <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. 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>
<b>Planning History since last assessment</b>	<p>March 2020, outline planning application submitted (WA/2020/0363) for the erection of up to 30 affordable dwellings with access to be approved and all matters reserved, provision of public open space landscaping and associated infrastructure. Decision pending.</p> <p>Among the long list of comments submitted by statutory and non-statutory consultees, as well as neighbours, it should be noted that:</p> <ul style="list-style-type: none"> <li>Natural England has objected to the application due to potential significant effects on the Thursley, Hankley &amp; Frensham Commons Site of Special Scientific Interest, which forms part of the Wealden Heaths Phase I SPA. Natural England also suggests that there will be likely significant effects on the SPA due to the size and location of the proposed development. A further response by Natural England also maintained their objection and states that 'we do not believe that the proposal adequately considered the impact of in-combination impacts to the Wealden Heaths SPA'.</li> <li>The Surrey Hills AONB Planning Advisor has advised that the proposal conflicts with the Surrey Hills AONB Management Plan 2020-2025 Policies P1 and P2. The Officer do not consider in this elevated location the development would be complementary in form, setting and scale with its surroundings, and has taken any opportunities to enhance the setting.</li> </ul>
<b>Is the site being considered in the Waverley Borough Land Availability Assessment 2020?</b>	<p><b>0689: Rejected as unsuitable</b></p> <p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is in the Area of Outstanding Natural Beauty and Area of Great Landscape Value and is a prominent hill offering views to and from the village and countryside beyond, as such development of the site would likely have a harmful impact on the landscape and character of the area.</p>
<b>Does more recent or additional information now exist which could change the 2017 SOA findings</b>	No, although it is confirmed in Part II of the Waverley Green Belt Review that land to the south of Elstead rises quickly into an open landscape with extensive views towards the south and the SAC. As such there is no opportunity for extension of the village boundary in this quarter.
<b>2020 Neighbourhood Plan Site Assessment conclusion</b>	<p><b>Red</b></p> <p>The site is confirmed to be unsuitable for development in the 2020 LAA, more recent evidence base documents and advice submitted to the current planning application.</p>

## Site 5 Sunray Farm

<b>Site Reference and Address</b>	Site 5 Sunray Farm
<b>Gross Site Area (Hectares)</b>	2.55
<b>Proposed Land Use and Site Capacity</b>	Proposed for 45-55 dwellings
<b>2017 Neighbourhood Plan Site Options and Assessment Conclusions</b>	<p><b>Amber</b></p> <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<sup>1</sup>. 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 [eastern] 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 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>
<b>Planning History since last assessment</b>	No recent or relevant planning applications since last assessment
<b>Is the site being considered in the Waverley Borough Land Availability Assessment 2020?</b>	<p><b>0613: Potentially suitable (12 dwellings)</b></p> <p>Suitable: The site is within the Area of Outstanding Natural Beauty and Green Belt. The site is relatively flat and is lower than the land to the north/west, which forms a hill overlooking the village. The western edge of the site adjoins the settlement boundary of the village. While not identified as an area suitable for release from the Green Belt in the Green Belt Review and Local Plan Part 1, the site is partly previously developed land and can potentially accommodate some</p>

<sup>1</sup> Note that from evidence compiled in the August 2017 Neighbourhood Plan Site Options and Assessment Report, Sunray Farm is within 800m of most available services in Elstead.

## Site 5 Sunray Farm

development on this previously developed land without harm to the openness of the Green Belt. Whether the site is allocated and for how many homes, and/or is removed from the Green Belt, is a matter for the Elstead and Weyburn Neighbourhood Plan. The Landscape Study (2014) has indicated that there may be some potential for development in this area close to existing housing. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. The land rises to the south and east however there is potential for development on the parts closer to the existing settlement without a significant landscape impact. The northern boundary of the site adjoins LAA ID: 689, split by a footpath and trees. The eastern and southern boundaries, whilst there are trees, are more open to surrounding countryside. The site lies within 5km of the Wealden Heaths SPA (Phase I and Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.

Achievable: There is a reasonable prospect that the development of housing would be achievable during the Plan period.

Available: The site was put forward in the Call for Sites 2014 and the agents have confirmed its availability in 2018.

No, while a number of more recent evidence base documents have been published since the last assessment in 2017, they do not materially change the assessment findings. However, it is recommended that the emerging site allocation should consider various additional constraints identified and mitigation solutions proposed. The key findings considered are highlighted below:

***Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites (October 2020): LAA 613***

The Review suggests that the site has an overall low to medium sensitivity to development and proposes a list of mitigation measures to reduce sensitivity, including:

- All site vegetation should be retained, especially along existing internal boundaries and site-edge boundaries
- A tree survey to be undertaken, to understand the existing tree quality and to inform a 25-year management plan, to ensure the existing green infrastructure is maintained
- Development should be low to medium density and should not exceed the density of the existing housing within West Hill. Overall, development heights should not exceed 1.5- to 2 storeys or the roofline of housing within West Hill. The design of new properties should explore a low-density, single-storey plan form which avoid a repetitious pattern on the upper slopes of the site, integrated with a strong landscape structure
- Access should be carefully considered to extend a 'country lane appearance' into the site, as part of a softer settlement edge
- All boundaries should be enhanced with additional screen planting, to screen any views from existing residential properties or from FP62 and FP63.
- The Review confirms that low height development located at the site elevations can be integrated with mitigating planting on the site. In addition, the promoted number of dwellings per hectare corresponds with the recommended mitigation strategy on low density. Therefore, the site remains appropriate to be allocated for housing in the Neighbourhood Plan.

Part II of the Waverley Green Belt Review that land to the south of Elstead rises quickly into an open landscape with extensive views towards the south and the SAC. As such there is no opportunity for extension of the village boundary in this quarter. Nevertheless, more detailed landscape reviews as outlined above as suggested that low density development would be appropriate.

***Elstead Site Design Codes***

The Report provides a site analysis, masterplan and parameter concept plan of the site. It concludes that the site could accommodate 40 dwellings and 0.167

**Does more recent or additional information now exist which could change the 2017 SOA findings**

**Site 5 Sunray Farm**

	<p>hectares of commercial development (i.e. the emerging Neighbourhood Plan's intended allocation capacity). It should be noted that the report recommends generally that a higher number is possible whilst still ensuring that development respects the village character. The Parameter Concept Plan also proposes to include 0.476 hectares of retained and enhanced landscape buffer and public open space.</p>
<p><b>2020 Neighbourhood Plan Site Assessment conclusion</b></p>	<p><b>Amber</b>                  No material changes. The site is confirmed to be potentially suitable in the 2020 LAA and in more recent evidence base documents. However, it is recommended that if the site is to be allocated in the draft Neighbourhood Plan, various mitigation solutions proposed in the Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites and in the Elstead Site Design Codes should be considered. The site's proposed allocation capacity should also reflect the constraints and opportunities identified in the Waverley Landscape and Visual High-Level Review of Proposed Allocated Sites and in the Elstead Site Design Codes.</p>

## Site 6 Bargate House

<b>Site Reference and Address</b>	Site 6 Bargate House
<b>Gross Site Area (Hectares)</b>	0.40
<b>Proposed Land Use and Site Capacity</b>	Residential (Calculated capacity: 12-20 dwellings)
<b>2017 Neighbourhood Plan Site Options and Assessment Conclusions</b>	<p><b>Amber</b></p> <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. 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> <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. 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>
<b>Planning History since last assessment</b>	No recent or relevant planning applications since last assessment
<b>Is the site being considered in the Waverley Borough Land Availability Assessment 2020?</b>	N/A
<b>Does more recent or additional information now exist which could change the 2017 SOA findings</b>	No additional recommendations in Part II of the Waverley Green Belt Review.
<b>2020 Neighbourhood Plan Site Assessment conclusion</b>	<b>Amber</b>

## Site 7 Church Farm and West Brook Cottages

<b>Site Reference and Address</b>	Site 7 Church Farm and West Brook Cottages
<b>Gross Site Area (Hectares)</b>	0.40
<b>Proposed Land Use and Site Capacity</b>	Proposed for 5-10 dwellings
<b>2017 Neighbourhood Plan Site Options and Assessment Conclusions</b>	<p><b>Amber</b></p> <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 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>
<b>Planning History since last assessment</b>	No recent or relevant planning applications since last assessment
<b>Is the site being considered in the Waverley Borough Land Availability Assessment 2020?</b>	N/A
<b>Does more recent or additional information now exist which could change the 2017 SOA findings</b>	No additional recommendations in Part II of the Waverley Green Belt Review.
<b>2020 Neighbourhood Plan Site Assessment conclusion</b>	<b>Amber</b>

## Site 8 Land east of Red House Lane

<b>Site Reference and Address</b>	Site 8 Land east of Red House Lane
<b>Gross Site Area</b> (Hectares)	0.45
<b>Proposed Land Use and Site Capacity</b>	Proposed for 5 dwellings
<b>2017 Neighbourhood Plan Site Options and Assessment Conclusions</b>	<p><b>Amber</b></p> <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 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>
<b>Planning History since last assessment</b>	July 2018, outline planning application withdrawn (WA/2018/0865) for the erection of five detached dwellings along with garages and amenity space with all matters reserved.
<b>Is the site being considered in the Waverley Borough Land Availability Assessment 2020?</b>	<p><b>Rejected as unsuitable</b></p> <p>The site is within the Green Belt. The site is also in the Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. There is development to the north however the site adjoins open countryside on two side and as such development on the site would not represent limited infilling. Development of the site is likely to lead to a loss of openness and would constitute inappropriate development in the Green Belt.</p>
<b>Does more recent or additional information now exist which could change the 2017 SOA findings</b>	<p><b>Yes</b></p> <p>The Parish Council's recent correspondence with Natural England (May 2020) has confirmed that proposals within the 400m Zone of Influence will be objected as evidence shows that impacts arising from residential developments within 400m of the Special Protection Area cannot be adequately avoided or mitigated. This includes proposal including 5 dwellings or below, which was subject to the discretion of Waverley Borough Council in 2017 when the site was first assessed. As the site fully falls within the Zone of Influence, it is not suitable for development.</p> <p>No additional recommendations in Part II of the Waverley Green Belt Review.</p>
<b>2020 Neighbourhood Plan Site Assessment conclusion</b>	<p><b>Red</b></p> <p>The site is unsuitable for development due to unmitigable impacts on the Special Protection Area.</p>

## Site 9 Land at Red House Farm

<b>Site Reference and Address</b>	Site 9 Land at Red House Farm
<b>Gross Site Area</b> (Hectares)	1.33
<b>Proposed Land Use and Site Capacity</b>	Proposed for 17 dwellings
<b>2017 Neighbourhood Plan Site Options and Assessment Conclusions</b>	<p><b>Amber</b></p> <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> <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>
<b>Planning History since last assessment</b>	No recent or relevant planning applications since last assessment
<b>Is the site being considered in the Waverley Borough Land Availability Assessment 2020?</b>	<p><b>Rejected as unsuitable</b></p> <p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is in the Area of Outstanding Natural Beauty and Area of Great Landscape Value. The Landscape Study (2014) has indicated that potential for development in this segment is limited without having a negative impact on the landscape</p>
<b>Does more recent or additional information now exist which could change the 2017 SOA findings</b>	<p><b>Yes</b></p> <p>The Parish Council's recent correspondence with Natural England (May 2020) has confirmed that proposals within the 400m Zone of Influence will be objected as evidence shows that impacts arising from residential developments within 400m of the Special Protection Area cannot be adequately avoided or mitigated. This includes proposal including 5 dwellings or below, which was subject to the discretion of Waverley Borough Council in 2017 when the site was first assessed. As the site fully falls within the Zone of Influence, it is not suitable for development.</p> <p>No additional recommendations in Part II of the Waverley Green Belt Review.</p>
<b>2020 Neighbourhood Plan Site Assessment conclusion</b>	<p><b>Red</b></p> <p>The site is unsuitable for development due to unmitigable impacts on the Special Protection Area.</p>

# Appendix C Review of sites identified through the 2020 Waverley Borough Council Land Availability Assessment

## 0018 Builders Yard Off Farnham Road

<b>Site Reference and Address</b>	Builders Yard, Off Farnham Road	
<b>Gross Site Area</b> (Hectares)	0.22	
<b>Proposed Land Use and Site Capacity</b>	Unknown	
<b>Site Planning History</b>	<p>February 2013, Details Pursuant Approval (WA/2012/0608) of reserved matters following the outline planning application WA/2008/1526.</p> <p>April 2009, outline planning application (WA/2008/1526) approved for the erection of 4 new dwellings together with a building to provide ground floor retail unit an office at first floor level together with associated parking following demolition of existing shop offices and workshops.</p> <p>July 2005, planning application (WA/2005/0643) refused for the erection of 7 new dwellings with garages and associated parking following demolition of existing dwelling and all existing commercial buildings. The reasons for refusal are:</p> <ul style="list-style-type: none"> <li>- The development is not well related in scale and location</li> <li>- The proposal does not comprise infilling of a small gap in a continuous built frontage nor does it comprise development of land that is substantially surrounded by existing buildings</li> <li>- It would adversely affect the urban/rural transition by being open land within the curtilage of buildings at the edge of the settlement</li> <li>- It does not take sufficient amount of the form, setting and heritage of settlement</li> </ul> <p>2003, outline planning application (WA/2003/0795) refused and appeal dismissed for the erection of 10 dwellings following demolition of an existing dwelling, stores, offices and shops. The Inspector considers the development would have an adverse effect on the character or appearance of the conservation area or protect the natural beauty of the landscape. In particular, Paragraph 7 of the Appeal Decision notes that 'This is a sensitive site, located close to the Green, with attractive buildings nearby the open countryside beyond the site boundary to the north. To my mind, the appropriate density for the site and the siting of the dwellings cannot be divorced from the detailed design of the buildings. Accordingly, I am not satisfied with the proposal would be capable of achieving a high quality design which integrated well with the site and complemented its surroundings, nor that it would preserve the appearance of the conservation area or protect the natural beauty of the landscape'.</p>	
<b>LAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>Below threshold (Rejected from further assessment at LAA Stage 1)</b>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Yes, the site has been excluded in the Waverley Borough Council Land Availability Assessment (November 2020) as it falls below the minimum site size threshold of five dwellings (net).
	Does more recent or additional information now exist which could change the LAA findings?	No
	Are there any concerns that the LAA conclusion is reasonable and defensible?	As the minimum site threshold of five dwellings is not applicable to the Neighbourhood Plan Site Assessment, the site should be assessed using the standard Proforma.
<b>Are the LAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Not Applicable – to be fully assessed using standard Proforma	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<b>Red</b> The site is unsuitable for further intensification – see the full assessment below.	

## Site Assessment Proforma: 0018

<b>General information</b>	
<b>Site Reference / name</b>	0018
<b>Site Address (or brief description of broad location)</b>	Builders Yard Off Farnham Road
<b>Current use</b>	Residential
<b>Proposed use (in Neighbourhood Plan)</b>	Unknown
<b>Gross area (Ha)</b> Total area of the site in hectares	0.14
<b>LAA site reference (if applicable)</b>	<b>Below threshold</b>
<b>Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc)</b>	WBC Land Availability Assessment 2020
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)</b>	Unknown

<b>Context</b>	
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Previously Developed Land</b></p>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>February 2013, Details Pursuant Approval (WA/2012/0608) of reserved matters following the outline planning application WA/2008/1526.</p> <p>April 2009, outline planning application (WA/2008/1526) approved for the erection of 4 new dwellings together with a building to provide ground floor retail unit an office at first floor level together with associated parking following demolition of existing shop offices and workshops.</p> <p>July 2005, planning application (WA/2005/0643) refused for the erection of 7 new dwellings with garages and associated parking following demolition of existing dwelling and all existing commercial buildings. The reasons for refusal are:</p> <ul style="list-style-type: none"> <li>- The development is not well related in scale and location</li> <li>- The proposal does not comprise infilling of a small gap in a continuous built frontage nor does it comprise development of land that is substantially surrounded by existing buildings</li> <li>- It would adversely affect the urban/rural transition by being open land within the curtilage of buildings at the edge of the settlement</li> </ul>

	<p>- It does not take sufficient amount of the form, setting and heritage of settlement</p> <p>2003, outline planning application (WA/2003/0795) refused and appeal dismissed for the erection of 10 dwellings following demolition of an existing dwelling, stores, offices and shops. The Inspector considers the development would have an adverse effect on the character or appearance of the conservation area or protect the natural beauty of the landscape. In particular, Paragraph 7 of the Appeal Decision notes that 'This is a sensitive site, located close to the Green, with attractive buildings nearby the open countryside beyond the site boundary to the north. To my mind, the appropriate density for the site and the siting of the dwellings cannot be divorced from the detailed design of the buildings. Accordingly, I am not satisfied with the proposal would be capable of achieving a high quality design which integrated well with the site and complemented its surroundings, nor that it would preserve the appearance of the conservation area or protect the natural beauty of the landscape'.</p>
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## 1. Suitability

<i>Suitability</i>	
<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- <b>Within the existing settlement area</b></li> <li>- <b>Adjacent to and connected with the existing built up area</b></li> <li>- <b>Outside the existing built up area</b></li> </ul>	<p><b>Within</b></p> <p>The site is within the existing built-up area and settlement boundary.</p>
<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>Yes</b></p> <p>Existing shared access road off Farnham Road would be suitable subject to further consultation with the relevant Highway Authorities. There are currently no segregated pedestrian and cycle access to the site.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N)</b> (provide details)</p>	<p><b>No</b></p>

<i>Environmental Considerations</i>		
Questions	Guidelines	Comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <p><b>Green Belt</b></p>	<b>No</b>	The site is not within the Green Belt.
<p><b>Flood Zones 2 or 3</b></p>	<b>No</b>	The site is wholly located within Flood Zone 1.
<p><b>Area of Outstanding Natural Beauty (AONB)</b></p>	<b>Yes</b>	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.

<b>National Park</b>	<b>No</b>	The site is not within or in close proximity to a National Park.
<b>European nature site</b>	<b>Adjacent/nearby</b>	The site is located within the Wealden Heaths I Special Area of Conservation 2km zone and Wealden Heaths I Special Protection Area 1km zone. Natural England should be consulted on all applications involving the increase in number of dwellings.
<b>SSSI Impact Risk Zone</b>	<b>Yes</b>	The site is located within a SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.
<b>Site of Importance for Nature Conservation</b>	<b>No</b>	The site is not located within or in close proximity to a Site of Nature Conservation Importance.
<b>SPA (Special Protection Area) 400m Zone of Influence</b>	<b>No</b>	The site is outside of the 400m Zone of Influence around the Wealden Heaths Special Protection Area.
<b>Any other local policy designation</b>	<b>Yes</b>	The site is wholly located within an Area of Great Landscape Value. In addition, the site is located within Areas of High Archaeological Potential. Archaeological assessments would be required.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></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>	<b>Medium sensitivity to development</b>	<p>The site is wholly located within the Surrey Hills AONB and Area of Great Landscape Value.</p> <p>The site is within the main built-up area of Elstead Village and is developed. The site contains limited landscape features.</p> <p>However, the site is located at the edge of the settlement and is exposed to the open countryside to the north. Intensification of the site will negatively affect the urban/rural character transition in this part of Elstead as it will lead to overdevelopment bordered by a hard built-up edge. In addition, intensification of the site will change the built form and layout of this part of Elstead and would affect the appearance and character of the designated area. This will be contrary to Policy RD1 of the saved Local Plan 2002 and Policy RE3 of the adopted Local Plan Part I.</p> <p>(Note: The site is not within any segments assessed in the Waverley Landscape Report 2014, which only assesses detailed segments around Elstead village. However, the site is directly exposed to segment EL05B which has an important contribution to the settlement setting.)</p>
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>No loss</b>	While the site is Grade 3 agricultural land, it is previously developed. It is not known whether the site is Grade 3a or Grade 3b 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"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p><b>Some impact, and mitigation potentially possible</b></p>	<p>The site is within the Elstead Conservation Area. Intensification of the site is likely to have some impact on the attractive character and layout of this part of Elstead.</p> <p>In addition, the site is located within Areas of High Archaeological Potential. Archaeological assessments would be required.</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	400-800m	
Secondary School	>3900m	Elstead does not have a secondary school.
Open Space / recreation facilities	>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	<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. However, as the site is located within the Conservation Area, all trees are protected.
Topography: Flat/ plateau/ steep gradient	Relatively Flat	

<b>What impact would development have on the site's habitats and biodiversity?</b>	<b>Unknown</b>	Unknown, an ecological survey has not been conducted. No priority habitats have been identified within the site in the National Forestry Inventory. However, the site is in Network Enhancement Zone 2 which are land connecting existing patches of primary and associated habitats where there are opportunities to improve biodiversity value through land management changes and/or green infrastructure provision.
<b>Public Right of Way</b>	<b>No</b>	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>Comments</i>
<b>Ground Contamination (Y/N/Unknown)</b>	Unknown. The site is previously a builder's yard and might be potentially contaminated. Further assessments would be required.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	No

<i>Impacts</i>	
<b>Potential impacts of development:</b>	<b>Comments</b>
<b>Coalescence Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>
<b>Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.</b>	<b>Medium</b> Intensification of the site may lead to the loss of residential amenity of existing and future occupiers due to overdevelopment.
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Unknown</b> As a proposal has not been submitted, it is not known whether the scale of development proposed would change the character of the settlement. However, given that the site is relatively small in size, it is unlikely to significantly change the size of the settlement.
<b>Potential traffic impacts</b>	<b>Unknown</b> As a proposal has not been submitted, it is not known whether the scale of development proposed would lead to significant traffic impacts.
<b>Any beneficial impacts</b>	Unknown

### 3.0. Availability

<i>Availability</i>
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	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	Unknown. The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is promoted for further intensification. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	No known legal or ownership issues.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	No known timeframe

#### 4.0. Summary

<b>Conclusions</b>	
<b>Site Assessment Conclusion</b>	<b>The site is unsuitable for allocation in the NP ('reject')</b>
<b>Potential housing development capacity</b>	N/A
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"> <li>• Although the site is in principle suitable for residential development (and is currently in residential use), it is not suitable for further intensification. The site is located within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. It plays an important transition role between the urban character of Elstead village and the rural character of the open countryside to its north. As considered in previous outline and full planning applications, the development of 10 or 7 dwellings would have resulted in overdevelopment of the site. Intensification of the site would lead to an adverse impact upon the character and appearance of the area which currently forms an important landscape setting to the village.</li> <li>• The site is located within the Wealden Heaths I Special Area of Conservation 2km zone, Wealden Heaths I Special Protection Area 1km zone and the SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.</li> <li>• The site is located within Areas of High Archaeological Potential. Further archaeological assessments would be required.</li> <li>• The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is promoted for further intensification. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.</li> </ul>

## 0019 Allotment Gardens at Lower Ham Lane

<b>Site Reference and Address</b>		Allotment Gardens, r/o Lower Ham Lane/Hazelwood, Elstead
<b>Gross Site Area</b> (Hectares)		0.10
<b>Proposed Land Use and Site Capacity</b>		Unknown
<b>Planning History</b>		None recent or relevant
<b>LAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<b>Below threshold (Rejected from further assessment at LAA Stage 1)</b>
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Yes, the site has been excluded in the Waverley Borough Council Land Availability Assessment (November 2020) as it falls below the minimum site size threshold of five dwellings (net).
	Does more recent or additional information now exist which could change the LAA findings?	No
	Are there any concerns that the LAA conclusion is reasonable and defensible?	As the minimum site threshold of five dwellings is not applicable to the Neighbourhood Plan Site Assessment, the site should be assessed using the standard Proforma.
<b>Are the LAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>		Not Applicable – to be fully assessed using standard Proforma
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?		<b>Red</b> The site is unsuitable for allocation in the NP – see the full assessment below.

## Site Assessment Proforma: 0019

<b>General information</b>	
<b>Site Reference / name</b>	0019
<b>Site Address (or brief description of broad location)</b>	Allotment Gardens, r/o Lower Ham Lane/Hazelwood, Elstead
<b>Current use</b>	Allotment
<b>Proposed use (in Neighbourhood Plan)</b>	Unknown
<b>Gross area (Ha)</b> Total area of the site in hectares	0.10
<b>LAA site reference (if applicable)</b>	<b>Below threshold</b>
<b>Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc)</b>	WBC Land Availability Assessment 2020
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)</b>	Unknown

<b>Context</b>	
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<b>Greenfield</b>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	None recent or relevant

## 1. Suitability

<b>Suitability</b>	
<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- <b>Within the existing settlement area</b></li> <li>- <b>Adjacent to and connected with the existing built up area</b></li> <li>- <b>Outside the existing built up area</b></li> </ul>	<p><b>Within</b> The site is within the existing built-up area and settlement boundary.</p>
<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>No</b> There is no vehicular access to the site and suitable vehicular access could not be created at present due to the site's location at the back of existing dwellings.</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)	No
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### Environmental Considerations

Questions	Guidelines	Comments
Is the site within or adjacent to the following policy or environmental designations:  <b>Green Belt</b>	No	The site is not within the Green Belt.
<b>Flood Zones 2 or 3</b>	No	The site is wholly located within Flood Zone 1.
<b>Area of Outstanding Natural Beauty (AONB)</b>	Yes	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<b>National Park</b>	No	The site is not within or in close proximity to a National Park.
<b>European nature site</b>	No	The site is not within or in close proximity to European nature sites.
<b>SSSI Impact Risk Zone</b>	Yes	The site is located within a SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.
<b>Site of Importance for Nature Conservation</b>	No	The site is not located within or in close proximity to a Site of Nature Conservation Importance.
<b>SPA (Special Protection Area) 400m Zone of Influence</b>	No	The site is outside of the 400m Zone of Influence around the Wealden Heaths Special Protection Area.
<b>Any other local policy designation</b>	Yes	The site is wholly located within an Area of Great Landscape Value.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);  High sensitivity: Development would significantly detract from the	Medium sensitivity to development	The site is within the Surrey Hills AONB and Area of Great Landscape Value.  The site is located at the rear of residential dwellings along Hazelwood and Lower Ham Lane. It is within the main built-up area and has limited visibility, although it could be viewed from existing dwellings to its immediate surroundings. The site contains some trees which might be of landscape value, although these could be potentially retained.  Overall, the site has medium sensitivity to development.

landscape and important features unlikely to be retained- mitigation not possible		(Note: The site is not within any segments assessed in the Waverley Landscape Report 2014, which only assesses detailed segments around Elstead village.)
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>Unknown</b>	The site is Grade 3 agricultural land although it is not known whether the site is Grade 3a or Grade 3b Agricultural Land. The site is currently used as an allotment garden.

### 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"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	There are no identified heritage assets in close proximity.

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

<i>Other key considerations</i>		
<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	No. There are no Tree Preservation Orders on the site.
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Relatively Flat</b>	
<b>What impact would development have on the site's habitats and biodiversity?</b>	<b>Unknown</b>	Unknown, an ecological survey has not been conducted. No priority habitats have been identified within the site in the National Forestry Inventory. However, the site is in Network Enhancement Zone 2 which are land connecting existing patches of primary and associated habitats where there are opportunities to improve biodiversity value through land management changes and/or green infrastructure provision.
<b>Public Right of Way</b>	<b>No</b>	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>Comments</i>
<b>Ground Contamination (Y/N/Unknown)</b>	No
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	No

<i>Impacts</i>	
<b>Potential impacts of development:</b>	<b>Comments</b>
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.</b>	<b>Medium to High</b> Development of the site is likely to have significant impacts on the residential amenity of surrounding properties, particularly dwellings along Hazlewood. In addition, considering the site's backland location, residential amenity of future occupiers may fail to meet the policy requirements set out in the emerging Local Plan Part II.
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Unknown</b> As a proposal has not been submitted, it is not known whether the scale of development proposed would change the character of the settlement. However, given that the site is relatively small in size, it is unlikely to significantly change the size of the settlement.
<b>Potential traffic impacts</b>	<b>Unknown</b> As a proposal has not been submitted, it is not known whether the scale of development proposed would lead to significant traffic impacts. However, suitable vehicular access to the site could not be created.

<b>Any beneficial impacts</b>	Unknown
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### 3.0. Availability

<i>Availability</i>	
	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	Unknown. The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is available for development. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	The site appears to be in multiple ownership. It is not known whether the site is available for development.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	No known timeframe

### 4.0. Summary

<i>Conclusions</i>	
<b>Site Assessment Conclusion</b>	<b>The site is unsuitable for allocation in the NP ('reject')</b>
<b>Potential housing development capacity</b>	N/A
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"> <li>• The site is within the existing built-up area and settlement boundary. It is outside of the Green Belt.</li> <li>• However, there are no vehicular access to the site at present and suitable vehicular access could not be created without demolition of surrounding residential properties on third party land.</li> <li>• The site is located within a SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.</li> <li>• The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. It has a medium landscape sensitivity to development.</li> <li>• The site is currently used as an allotment garden and may be Grade 3a Agricultural Land. Paragraph 171 and Footnote 53 of the NPPF, as well as Policy DM13 of the emerging Local Plan Part II seeks to avoid the loss of areas of best and most versatile agricultural land.</li> <li>• The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is available for development. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan. The site appears to be in multiple ownership.</li> </ul>

## 0020 Hill Crescent

<b>Site Reference and Address</b>	Land and rear gardens off Hill Crescent	
<b>Gross Site Area</b> (Hectares)	0.29	
<b>Proposed Land Use and Site Capacity</b>	Residential	
<b>Planning History</b>	None recent or relevant	
<b>LAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>Not available (Rejected from further assessment at LAA Stage 1)</b>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the LAA findings?	No. The site is considered to be unavailable at the time when the Waverley Borough Council Land Availability Assessment was conducted (November 2020). The site has not been submitted to the Parish Council for further consideration afterwards. There are no more recent or available evidence which indicates that the site is now available.
	Are there any concerns that the LAA conclusion is reasonable and defensible?	No
<b>Are the LAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<b>Red</b> The site is not available for development. The site is considered to be unavailable at the time when the Waverley Borough Council Land Availability Assessment was conducted (November 2020). The site has not been submitted to the Parish Council for further consideration afterwards and there are no more recent or available evidence which indicates that the site is now available.	

## 0021 Land at Broomfield Road

<b>Site Reference and Address</b>		Land at Broomfield Road
<b>Gross Site Area</b> (Hectares)		7.00
<b>Proposed Land Use and Site Capacity</b>		Unknown
<b>Planning History</b>		None recent or relevant
<b>LAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<b>Below threshold (Rejected from further assessment at LAA Stage 1)</b>
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Yes, the site has been excluded in the Waverley Borough Council Land Availability Assessment (November 2020) as it falls below the minimum site size threshold of five dwellings (net).
	Does more recent or additional information now exist which could change the LAA findings?	No
	Are there any concerns that the LAA conclusion is reasonable and defensible?	As the minimum site threshold of five dwellings is not applicable to the Neighbourhood Plan Site Assessment, the site should be assessed using the standard Proforma.
<b>Are the LAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>		Not Applicable – to be fully assessed using standard Proforma
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?		<b>Red</b> The site is unsuitable for allocation in the NP – see the full assessment below.

## Site Assessment Proforma: 0021

<b>General information</b>	
<b>Site Reference / name</b>	0021
<b>Site Address (or brief description of broad location)</b>	Land at Broomfield Road
<b>Current use</b>	Garden
<b>Proposed use (in Neighbourhood Plan)</b>	Unknown
<b>Gross area (Ha)</b> Total area of the site in hectares	7.00
<b>LAA site reference (if applicable)</b>	<b>Below threshold</b>
<b>Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc)</b>	WBC Land Availability Assessment 2020
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)</b>	Unknown

<b>Context</b>	
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<b>Greenfield</b>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	None recent or relevant

## 1. Suitability

<b>Suitability</b>	
<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- <b>Within the existing settlement area</b></li> <li>- <b>Adjacent to and connected with the existing built up area</b></li> <li>- <b>Outside the existing built up area</b></li> </ul>	<p><b>Within</b> The site is within the existing built-up area and settlement boundary.</p>
<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>No</b> While the site could be accessed via a narrow lane currently for pedestrian use, there are no vehicular access to the site and suitable vehicular access could</p>

	not be created without third party land and demolition of adjacent dwellings.
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<b>No</b>

### Environmental Considerations

Questions	Guidelines	Comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b>  <b>Green Belt</b>	<b>No</b>	The site is not within the Green Belt.
<b>Flood Zones 2 or 3</b>	<b>No</b>	The site is wholly located within Flood Zone 1.
<b>Area of Outstanding Natural Beauty (AONB)</b>	<b>Yes</b>	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<b>National Park</b>	<b>No</b>	The site is not within or in close proximity to a National Park.
<b>European nature site</b>	<b>Adjacent/nearby</b>	Nearby. The site is located within the Wealden Heaths I Special Area of Conservation 2km zone and Wealden Heaths II Special Protection Area 5km zone. Natural England should be consulted on all applications involving the increase in number of dwellings.
<b>SSSI Impact Risk Zone</b>	<b>Yes</b>	The site is located within a SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.
<b>Site of Importance for Nature Conservation</b>	<b>No</b>	The site is not located within or in close proximity to a Site of Nature Conservation Importance.
<b>SPA (Special Protection Area) 400m Zone of Influence</b>	<b>No</b>	The site is outside of the 400m Zone of Influence around the Wealden Heaths Special Protection Area.
<b>Any other local policy designation</b>	<b>Yes</b>	The site is wholly located within an Area of Great Landscape Value.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained	<b>Medium sensitivity to development</b>	The site is within the Surrey Hills AONB and Area of Great Landscape Value.  The site is located at the back of surrounding residential dwellings along Broomfield, B3001 Milford Road and Ham Lane. It is within the existing built-up area and has limited visibility, although it could be viewed from the gardens of surrounding properties. It has limited landscape features. However, it contributes to

<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>landscape character of Elstead village by maintaining a less dense settlement layout. Overall it has medium landscape sensitivity to development.</p> <p>(Note: The site is not within any segments assessed in the Waverley Landscape Report 2014, which only assesses detailed segments around Elstead village.)</p>
<p><b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<b>Unknown</b>	The site is Grade 3 Agricultural Land although it is not known whether the site is Grade 3a or Grade 3b 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"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no identified heritage assets in close proximity.</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	>800m	
Secondary School	>3900m	Elstead does not have a secondary school.
Open Space / recreation facilities	<400m	
GP / Hospital / Pharmacy	<400m	
Cycle route	>800m	Elstead does not contain any designated cycle routes but does contain bridleways which cyclists can use.

<b>Footpath</b>	<b>&lt;400m</b>	
<b>Key employment site</b>	<b>&gt;800m</b>	

### Other key considerations

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	No. There are no Tree Preservation Orders on the site.
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Relatively Flat</b>	
<b>What impact would development have on the site's habitats and biodiversity?</b>	<b>Unknown</b>	Unknown, an ecological survey has not been conducted. No priority habitats have been identified within the site in the National Forestry Inventory. However, the site is in Network Enhancement Zone 2 which are land connecting existing patches of primary and associated habitats where there are opportunities to improve biodiversity value through land management changes and/or green infrastructure provision.
<b>Public Right of Way</b>	<b>No</b>	The site does not contain any Public Rights of Way.

### Is the site likely to be affected by any of the following?

### Comments

<b>Ground Contamination (Y/N/Unknown)</b>	No	
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	No	

### Impacts

Potential impacts of development:	Comments	
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>	
<b>Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.</b>	<b>Medium</b>	Development of the site may impact residential amenity of surrounding properties depending on the proposal. Considering the site's backland location, residential amenity of future occupiers may fail to meet the policy requirements set out in the emerging Local Plan Part II.

<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Unknown</b> As a proposal has not been submitted, it is not known whether the scale of development proposed would change the character of the settlement. However, given that the site is relatively small in size, it is unlikely to significantly change the size of the settlement.
<b>Potential traffic impacts</b>	<b>Unknown</b> As a proposal has not been submitted, it is not known whether the scale of development proposed would lead to significant traffic impacts. However, suitable vehicular access to the site could not be created.
<b>Any beneficial impacts</b>	Unknown

### 3.0. Availability

<b>Availability</b>	
	<b>Comments</b>
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	Unknown. The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is available for development. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	No known legal or ownership issues.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	No known timeframe

### 4.0. Summary

<b>Conclusions</b>	
<b>Site Assessment Conclusion</b>	<b>The site is unsuitable for allocation in the NP ('reject')</b>
<b>Potential housing development capacity</b>	N/A
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"> <li>The site is within the existing built-up area and settlement boundary. It is outside of the Green Belt.</li> <li>However, there are no vehicular access to the site at present and suitable vehicular access could not be created without demolition of surrounding residential properties on third party land.</li> <li>The site is located within the Wealden Heaths I Special Area of Conservation 2km zone, Wealden Heaths II Special Protection Area 5km zone and the SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.</li> <li>The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. It has a medium landscape sensitivity to development.</li> </ul>

	<ul style="list-style-type: none"><li>• The site is Grade 3 agricultural land, although it is not known whether the site is Grade 3a or Grade 3b agricultural land. Paragraph 171 and Footnote 53 of the NPPF, as well as Policy DM13 of the emerging Local Plan Part II seeks to avoid the loss of areas of best and most versatile agricultural land.</li><li>• The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is available for development. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.</li></ul>
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## 0471 Land rear of Stacey's Farm Cottage

<b>Site Reference and Address</b>	Land rear of Stacey's Farm Cottage, Thursley Road	
<b>Gross Site Area</b> (Hectares)	0.62	
<b>Proposed Land Use and Site Capacity</b>	Residential	
<b>Planning History</b>	<p>May 2015, planning permission granted (WA/2015/0442) for the erection of a garden shed.</p> <p>February 2015, listed building consent granted (WA/2014/2222) for alterations to the existing barn.</p>	
<b>LAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<p><b>Rejected as unsuitable</b></p> <p>Most of the site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2, and development within this area would be inappropriate development in the Green Belt. Stacy's Farm Cottage (and outbuildings) are Grade II listed and neighbouring the site to the north is another Grade II listed building. It is unlikely that five or more dwellings could be achieved on the parts of the site outside the Green Belt without harm to the setting of heritage assets or the character of the area.</p>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Partly. The site has been rejected as unsuitable partly because five or more dwellings could not be achieved on the parts of the site outside the Green Belt without harm to the setting of heritage assets or the character of the area.
	Does more recent or additional information now exist which could change the LAA findings?	No. The Waverley Borough Council's Land Availability Assessment (November 2020) has fully considered the Green Belt Review (2014).
	Are there any concerns that the LAA conclusion is reasonable and defensible?	No
<b>Are the LAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	<p><b>Yes</b></p> <p>It is agreed that the site is unsuitable for intensification, regardless of whether the five dwellings threshold applies to the assessment. The site is mostly located within the Green Belt segment W11 which is considered to provide a 'contribution' to the overall purposes of the Green Belt in the Waverley Green Belt Review. The remaining land (0.26 Ha) consists of the Grade II listed Stacy's Farm Cottage, its access road and garden. The remaining land is also adjacent to the Grade II listed outbuildings to the south east of Stacey's Farm Cottage. The erection of a new dwelling at this location is likely to harm the setting of the heritage assets and impact the character of the area.</p>	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<p><b>Red</b></p> <p>The site is unsuitable for further development.</p>	

## 0488 Land at Guardian Close

<b>Site Reference and Address</b>	Land at Guardian Close – <b>note that the site is not listed in the LAA Table but is shown in the accompanying maps</b>	
<b>Gross Site Area</b> (Hectares)	0.38	
<b>Proposed Land Use and Site Capacity</b>	Unknown	
<b>Planning History</b>	August 2011, planning permission granted (WA/2011/0711) for the erection of extensions to existing blocks comprising 29 independent dwellings to form 14 independent dwellings; erection of a garage building with 2 further ancillary garage blocks and refuse store together with associated landscaping.	
<b>LAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>Below threshold (Rejected from further assessment at LAA Stage 1)</b>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Yes, the site has been excluded in the Waverley Borough Council Land Availability Assessment (November 2020) as it falls below the minimum site size threshold of five dwellings (net).
	Does more recent or additional information now exist which could change the LAA findings?	No
	Are there any concerns that the LAA conclusion is reasonable and defensible?	As the minimum site threshold of five dwellings is not applicable to the Neighbourhood Plan Site Assessment, the site should be assessed using the standard Proforma.
<b>Are the LAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Not Applicable – to be fully assessed using standard Proforma	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<b>Amber</b> The site is potentially suitable for development. Allocation of the site in the Neighbourhood Plan would require further confirmation of the site's availability – see the full assessment below.	

## Site Assessment Proforma: 0488

<b>General information</b>	
<b>Site Reference / name</b>	0488
<b>Site Address (or brief description of broad location)</b>	Land at Guardian Close (note that the site not listed in the LAA Table but is shown in accompanying map)
<b>Current use</b>	Residential
<b>Proposed use (in Neighbourhood Plan)</b>	Unknown
<b>Gross area (Ha)</b> Total area of the site in hectares	0.38
<b>LAA site reference (if applicable)</b>	<b>Below threshold</b>
<b>Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc)</b>	WBC Land Availability Assessment 2020
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)</b>	Unknown

<b>Context</b>	
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<b>Previously Developed Land</b>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	August 2011, planning permission granted (WA/2011/0711) for the erection of extensions to existing blocks comprising 29 independent dwellings to form 14 independent dwellings; erection of a garage building with 2 further ancillary garage blocks and refuse store together with associated landscaping.

## 1. Suitability

<b>Suitability</b>	
<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- <b>Within the existing settlement area</b></li> <li>- <b>Adjacent to and connected with the existing built up area</b></li> <li>- <b>Outside the existing built up area</b></li> </ul>	<p><b>Within</b> The site is within the existing built-up area and settlement boundary.</p>
<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>Yes</b> Existing vehicular access off West Hill is suitable to support development of the site subject to further consultation with the relevant Highways Authorities.</p>

	The site is served by pavements along Thursley Road and West Hill.
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	<b>No</b>

### Environmental Considerations

Questions	Guidelines	Comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b>  <b>Green Belt</b>	<b>No</b>	The site is not within the Green Belt.
<b>Flood Zones 2 or 3</b>	<b>No</b>	The site is wholly located within Flood Zone 1.
<b>Area of Outstanding Natural Beauty (AONB)</b>	<b>Yes</b>	The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.
<b>National Park</b>	<b>No</b>	The site is not within or in close proximity to a National Park.
<b>European nature site</b>	<b>Adjacent/nearby</b>	Nearby. The site is located within the Wealden Heaths I Special Area of Conservation 2km zone, Wealden Heaths I Special Protection Area 1km zone and Wealden Heaths II Special Protection Area 5km zone. Natural England should be consulted on all applications involving the increase in number of dwellings.
<b>SSSI Impact Risk Zone</b>	<b>Yes</b>	The site is located within a SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.
<b>Site of Importance for Nature Conservation</b>	<b>No</b>	The site is not located within or in close proximity to a Site of Nature Conservation Importance.
<b>SPA (Special Protection Area) 400m Zone of Influence</b>	<b>No</b>	The site is outside of the 400m Zone of Influence around the Wealden Heaths Special Protection Area.
<b>Any other local policy designation</b>	<b>Yes</b>	The site is wholly located within an Area of Great Landscape Value. In addition, the site is located within Areas of High Archaeological Potential. Archaeological assessments would be required.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>	<b>Medium sensitivity to development</b>	The site is wholly located within the Surrey Hills AONB and Area of Great Landscape Value.  The site is within the built up area and is previously developed. The site has limited

<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>landscape features but its hedges contributes to the character and appearance of the area. The site is visible from the adjacent Conservation Area and opposite Thursley Road. Overall the site has medium landscape sensitivity to development.</p> <p>(Note: The site is not within any segments assessed in the Waverley Landscape Report 2014, which only assesses detailed segments around Elstead village)</p>
<p><b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>No loss. The site is Grade 4 Agricultural Land and is previously developed.</p>

*Heritage considerations*

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• <b>Conservation area</b></li> <li>• <b>Scheduled monument</b></li> <li>• <b>Registered Park and Garden</b></li> <li>• <b>Registered Battlefield</b></li> <li>• <b>Listed building</b></li> <li>• <b>Known archaeology</b></li> <li>• <b>Locally listed building</b></li> </ul>	<p><b>Some impact, and mitigation potentially possible</b></p>	<p>The site is adjacent to the Conservation Area and is in close proximity to a number of listed buildings. It is directly opposite to the Grade II* listed Church of St James and the Grade II Gables at Thursley Road. It is also adjacent to the Grade II listed Tumblers Cottage. Redevelopment of the site will impact views from the Conservation Area and the setting of the nearby listed buildings, although it is not known whether its redevelopment will be a positive or negative impact to the existing views as this would depend on the development proposal.</p> <p>The existing building on site have limited heritage and architectural value, as noted in previous planning applications.</p> <p>Redevelopment or intensification of the site should seek to enhance the preserve the views from the Conservation Area. The building layout, quality, materials and boundary treatment should also respect the character and setting of this part of Elstead.</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	>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	No. There are no Tree Preservation Orders on the site.
Topography: Flat/ plateau/ steep gradient	Relatively Flat	
What impact would development have on the site's habitats and biodiversity?	Unknown	Unknown, an ecological survey has not been conducted. No priority habitats have been identified within the site in the National Forestry Inventory. However, the site is in Network Enhancement Zone 2 which are land connecting existing patches of primary and associated habitats where there are opportunities to improve biodiversity value through land management changes and/or green infrastructure provision.
Public Right of Way	No	The site does not contain any Public Rights of Way but is directly adjacent to PRow FP62.

Is the site likely to be affected by any of the following?	Comments
Ground Contamination (Y/N/Unknown)	No

<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	No
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### Impacts

Potential impacts of development:	Comments
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.</b>	<b>Unknown</b> As a proposal has not been submitted, it is not known whether intensification of the site would have environmental or amenity impacts on existing and future occupiers. However, it is noted that the existing building is previously used as 29 residential dwellings and has been converted to 14 dwellings in 2011. Based on the site's land use history, the site might be able to accommodate a higher number of dwellings, but there is limited scope for significantly increasing the footprint of the existing built form.
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Unknown</b> As a proposal has not been submitted, it is not known whether the scale of development proposed would change the character of the settlement. However, given that the site is relatively small in size, it is unlikely to significantly change the size of the settlement.
<b>Potential traffic impacts</b>	<b>Unknown</b> As a proposal has not been submitted, it is not known whether the scale of development proposed would lead to significant traffic impacts.
<b>Any beneficial impacts</b>	Unknown

### 3.0. Availability

#### Availability

	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	Unknown. The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is promoted for further intensification. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	No known legal or ownership issues.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	No known timeframe

## 4.0. Summary

<b>Conclusions</b>	
<b>Site Assessment Conclusion</b>	<b>Amber: The site is potentially suitable for development. Allocation of the site in the Neighbourhood Plan would require further confirmation of the site's availability</b>
<b>Potential housing development capacity</b>	N/A
<b>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as potential site for allocation in NP.</b>	<ul style="list-style-type: none"> <li>• The site is within the existing built-up area and settlement boundary. It is outside of the Green Belt.</li> <li>• The site has suitable vehicular and pedestrian access, subject to further consultation with the relevant Highways Authorities</li> <li>• The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site contains limited landscape features but its hedges contributes to the landscape character of the area. It is visible from the Conservation Area and from an existing PRoW. Overall it has medium landscape sensitivity to development.</li> <li>• The site is located within the Wealden Heaths I Special Area of Conservation 2km zone, Wealden Heaths I Special Protection Area 1km zone, Wealden Heaths II Special Protection Area 5km zone and SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.</li> <li>• The site is adjacent to the Conservation Area and is in close proximity to a number of listed buildings. Redevelopment of the site will impact views from the Conservation Area and the setting of the nearby listed buildings, although it is not known whether its redevelopment will be a positive or negative impact to the existing views as this would depend on the development proposal. The existing building on site have limited heritage and architectural value. Intensification of the site should seek to enhance the preserve the views from the Conservation Area. The building layout, quality, materials and boundary treatment should also respect the character and setting of this part of Elstead.</li> <li>• The site is located within Areas of High Archaeological Potential. Archaeological assessments would be required.</li> <li>• The site is in Network Enhancement Zone 2 which are land connecting existing patches of primary and associated habitats where there are opportunities to improve biodiversity value through land management changes and/or green infrastructure provision. Redevelopment of the site should seek to maximise opportunities for enhancing biodiversity.</li> <li>• It is noted that the existing building is previously used as 29 residential dwellings and has been converted to 14 dwellings in 2011. Based on the site's land use history, the site might be able to accommodate a higher number of dwellings, but there is limited scope for significantly increasing the footprint of the existing built form.</li> <li>• The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is promoted for further intensification. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.</li> </ul>

## 0577 Tanshire Park

<b>Site Reference and Address</b>		Tanshire Park, Elstead Road, Peperharow
<b>Gross Site Area</b> (Hectares)		1.47
<b>Proposed Land Use and Site Capacity</b>		Residential (Proposed for 38 dwellings)
<b>Planning History</b>		None recent or relevant
<b>LAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<b>Rejected as unsuitable</b> The site in the Green Belt is currently in employment use and there is no evidence that it is either unsuitable or unviable for continued employment uses. The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of development of the site on the SPA can be effectively avoided or mitigated.
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the LAA findings?	Yes. The site wholly falls within the Wealden Heaths 1 Special Protection Area 400m zone. The Parish Council's recent correspondence with Natural England (May 2020) has confirmed that proposals within the 400m Zone of Influence will be objected as evidence shows that impacts arising from residential developments within 400m of the Special Protection Area cannot be adequately avoided or mitigated.  The Waverley Borough Council's Land Availability Assessment (November 2020) has fully considered the Green Belt Review (2014).
	Are there any concerns that the LAA conclusion is reasonable and defensible?	No. Recent evidence supports the LAA conclusions that the site is not available as it wholly falls within the Wealden Heaths 1 Special Protection Area 400m zone in which impacts arising from residential development cannot be adequately avoided or mitigated.
<b>Are the LAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>		<b>Yes</b> The LAA conclusions are reasonable to be carried forward to the Neighbourhood Plan Site Assessment.
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?		<b>Red</b> The site is unsuitable for development as it lies within 400m of the Wealden Heaths I Special Protection Area 400m zone, where it is unlikely that the effects of the development can be effectively avoided or mitigated.

## 0624 Moors Lane

<b>Site Reference and Address</b>		Moors Lane
<b>Gross Site Area</b> (Hectares)		0.94
<b>Proposed Land Use and Site Capacity</b>		Residential (Proposed for 19 dwellings)
<b>Planning History</b>		February 2016, Certificate of Lawfulness granted (WA/2015/2449) for the erection of a detached outbuilding. December 2015, planning application refused (WA/2015/1596) for the erection of a single storey extension.
<b>LAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<b>Rejected as unsuitable</b> The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is in the Area of Outstanding Natural Beauty and Area of Great Landscape Value and the Landscape Study (2014) has indicated that development in this segment would be likely to have a negative impact on the landscape.
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the LAA findings?	No. The Waverley Borough Council's Land Availability Assessment (November 2020) has fully considered the Green Belt Review (2014).
	Are there any concerns that the LAA conclusion is reasonable and defensible?	No
<b>Are the LAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>		<b>Yes</b> The LAA conclusions are reasonable to be carried forward to the Neighbourhood Plan Site Assessment. In addition, the site is mostly identified as 'Deciduous Woodland' in the National Forestry Inventory 2014. Deciduous woodlands are priority habitats identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan. Development of the site is likely to have a significant impact on priority habitats.
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?		<b>Red</b> The site is unsuitable for development.

## 0737 October Farm

<b>Site Reference and Address</b>	October Farm, Thursley Road, Elstead	
<b>Gross Site Area</b> (Hectares)	0.20	
<b>Proposed Land Use and Site Capacity</b>	Residential	
<b>Planning History</b>	<p>December 2013, appeal dismissed and application refused (WA/2013/0629) for the erection of a dwelling following demolition of existing dwelling. The reasons for refusal are:</p> <ol style="list-style-type: none"> <li>1. The proposal would constitute inappropriate development harmful to the Green Belt and should only be permitted where there are very special circumstances. The Inspector concluded that very special circumstances do not exist in this proposal.</li> <li>2. The proposal would result in a serious and permanent loss of openness which would conflict with the fundamental aim of Green Belt policies and would not comply with government guidance on Green Belt</li> <li>3. The design fails to have regard to its sensitive context and the development would not enhance the character and appearance of the AONB (Area of Outstanding Natural Beauty) or respect the rural character of the AGLV (Area of Great Landscape Value).</li> </ol>	
<b>LAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>Below threshold (Rejected from further assessment at LAA Stage 1)</b>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Yes, the site has been excluded in the Waverley Borough Council Land Availability Assessment (November 2020) as it falls below the minimum site size threshold of five dwellings (net).
	Does more recent or additional information now exist which could change the LAA findings?	Yes. The site wholly falls within the Wealden Heaths 1 Special Protection Area 400m zone. The Parish Council's recent correspondence with Natural England (May 2020) has confirmed that proposals within the 400m Zone of Influence will be objected as evidence shows that impacts arising from residential developments within 400m of the Special Protection Area cannot be adequately avoided or mitigated.
	Are there any concerns that the LAA conclusion is reasonable and defensible?	It is noted that the minimum site threshold of five dwellings is not applicable to the Neighbourhood Plan Site Assessment. However, based on recent evidence provided by Natural England, the site is considered to be unsuitable for development due to the proposal's impacts to the Wealden Heaths I Special Protection Area.
<b>Are the LAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	The site is considered to be unsuitable for development based on additional information regarding the Wealden Heaths I Special Protection Area 400m Zone of Influence. In addition, the site is located within segment W18 of the Green Belt which is considered to provide a 'contribution' to the overall purposes of the Green Belt in the Waverley Green Belt Review. The site's role in maintaining the openness of the open countryside is also supported by the Inspector in the 2013 appeal.	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<p><b>Red</b></p> <p>The site is unsuitable for development.</p>	

## 0839 Timberline

<b>Site Reference and Address</b>	Timberline, Hookley Lane	
<b>Gross Site Area</b> (Hectares)	0.53	
<b>Proposed Land Use and Site Capacity</b>	Residential	
<b>Planning History</b>	September 2011, Certificate of Lawfulness granted (WA/2011/1193) for the erection of a two storey extension. August 2011, Certificate of Lawfulness granted (WA/2011/0986) for the erection of a single storey rear extension. July 2011, Certificate of Lawfulness granted (WA/2011/0953) for the erection of garages/store/office.	
<b>LAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	<b>Below threshold (Rejected from further assessment at LAA Stage 1)</b>	
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Yes, the site has been excluded in the Waverley Borough Council Land Availability Assessment (November 2020) as it falls below the minimum site size threshold of five dwellings (net).
	Does more recent or additional information now exist which could change the LAA findings?	No
	Are there any concerns that the LAA conclusion is reasonable and defensible?	As the minimum site threshold of five dwellings is not applicable to the Neighbourhood Plan Site Assessment, the site should be assessed using the standard Proforma.
<b>Are the LAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Not Applicable – to be fully assessed using standard Proforma	
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?	<b>Red</b> The site is unsuitable for allocation in the NP – see the full assessment below.	

## Site Assessment Proforma: 0839

<b>General information</b>	
<b>Site Reference / name</b>	0839
<b>Site Address (or brief description of broad location)</b>	Timberline, Hookley Lane
<b>Current use</b>	Residential
<b>Proposed use (in Neighbourhood Plan)</b>	Residential
<b>Gross area (Ha)</b> Total area of the site in hectares	0.53
<b>LAA site reference (if applicable)</b>	<b>Below threshold</b>
<b>Method of site identification (e.g. proposed by NP group/ LAA/Call for Sites etc)</b>	WBC Land Availability Assessment 2020
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details (land use/amount)</b>	Unknown

<b>Context</b>	
<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Mix of previously developed land and greenfield</b></p>
<p><b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>September 2011, Certificate of Lawfulness granted (WA/2011/1193) for the erection of a two storey extension. August 2011, Certificate of Lawfulness granted (WA/2011/0986) for the erection of a single storey rear extension.</p> <p>July 2011, Certificate of Lawfulness granted (WA/2011/0953) for the erection of garages/store/office.</p>

## 1. Suitability

<b>Suitability</b>	
<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- <b>Within the existing settlement area</b></li> <li>- <b>Adjacent to and connected with the existing built up area</b></li> <li>- <b>Outside the existing built up area</b></li> </ul>	<p><b>Within</b> The site is within the existing settlement area although it is outside of the settlement boundary.</p>

<p><b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)</p>	<p><b>No</b> The site is currently served by a narrow lane (3m) off Hookley Lane which provides vehicular access. However, it is unlikely to support intensification of the site, subject to further consultation with the relevant Highways Authorities. There are no segregated pedestrian and cycle access to the site.</p>
<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)</p>	<p><b>No</b></p>

### Environmental Considerations

Questions	Guidelines	Comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <p><b>Green Belt</b></p>	<p><b>Yes</b></p>	<p>The site is within the Green Belt. It is located within segment W19 assessed in the Waverley Green Belt Review Part 2 (August 2014). The Review concludes that this segment has an overall contribution to the Green Belt purposes, particularly in separating Godalming and Farnham with extensive views. While parts of segment W19 are identified as broad areas for adjustment to the Green Belt boundary in the adopted Local Plan Part 1, the site is not adjacent to the settlement boundary and located south to the identified broad areas.</p>
<p><b>Flood Zones 2 or 3</b></p>	<p><b>No</b></p>	<p>The site is wholly located within Flood Zone 1.</p>
<p><b>Area of Outstanding Natural Beauty (AONB)</b></p>	<p><b>Yes</b></p>	<p>The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty.</p>
<p><b>National Park</b></p>	<p><b>No</b></p>	<p>The site is not within or in close proximity to a National Park.</p>
<p><b>European nature site</b></p>	<p><b>Adjacent/nearby</b></p>	<p>Nearby. The site is located within the Wealden Heaths I Special Area of Conservation 2km zone, Wealden Heaths I Special Protection Area 1km zone and Wealden Heaths II Special Protection Area 5km zone. Natural England should be consulted on all applications involving the increase in number of dwellings.</p>
<p><b>SSSI Impact Risk Zone</b></p>	<p><b>Yes</b></p>	<p>The site is located within a SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.</p>
<p><b>Site of Importance for Nature Conservation</b></p>	<p><b>No</b></p>	<p>The site is not located within or in close proximity to a Site of Nature Conservation Importance.</p>
<p><b>SPA (Special Protection Area) 400m Zone of Influence</b></p>	<p><b>No</b></p>	<p>The site is outside of the 400m Zone of Influence around the Wealden Heaths Special Protection Area.</p>

<b>Any other local policy designation</b>	<b>Yes</b>	Yes. The site is wholly located within an Area of Great Landscape Value.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained  Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);  High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible	<b>Medium sensitivity to development</b>	The site is wholly within the Surrey Hills AONB and Area of Great Landscape Value.  The site is located within segment EL01 assessed in the Waverley Landscape Report (2014). The Report states that the segment forms a key part of the character of the landscape with its rural feel and its green setting for the village. This means that there is very limited scope to accommodate development without having a negative impact on the landscape character of the village.  At the site level, the site is located in a rural area outside of the existing settlement boundary of Elstead, although an area to its north is proposed for Green Belt adjustment. It is relatively enclosed with semi-mature and mature trees along its boundary. Overall the site has medium landscape sensitivity to development.
<b>Agricultural Land</b> Loss of high quality agricultural land (Grades 1,2 or 3a)	<b>Unknown</b>	The site is Grade 3 Agricultural Land although it is not known whether the site is Grade 3a or Grade 3b Agricultural Land.

*Heritage considerations*

<b>Question</b>	<b>Assessment guidelines</b>	<b>Comments</b>
<b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	There are no identified heritage assets in close proximity.

*Community facilities and services*

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

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

### *Other key considerations*

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	No. There are no Tree Preservation Orders on the site.
<b>Topography:</b> Flat/ plateau/ steep gradient	<b>Relatively Flat</b>	
<b>What impact would development have on the site's habitats and biodiversity?</b>	<b>Unknown</b>	Unknown, an ecological survey has not been conducted. No priority habitats have been identified within the site in the National Forestry Inventory. However, the site is in Network Enhancement Zone 2 which are land connecting existing patches of primary and associated habitats where there are opportunities to improve biodiversity value through land management changes and/or green infrastructure provision.
<b>Public Right of Way</b>	<b>No</b>	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>Comments</i>
<b>Ground Contamination (Y/N/Unknown)</b>	No
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	No

### *Impacts*

Potential impacts of development:	Comments
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	<b>No</b>
<b>Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.</b>	<b>Low</b> The site is located at the back of a row of residential dwellings along Hookley Lane. It is enclosed by semi-mature trees along its boundaries and has limited visibility from the existing properties at Hookley Lane.
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Unknown</b> As a proposal has not been submitted, it is not known whether the scale of development proposed would change the character of the settlement. However, given that the site is relatively small in size, it is unlikely to significantly change the size of the settlement.
<b>Potential traffic impacts</b>	<b>Unknown</b> As a proposal has not been submitted, it is not known whether the scale of development proposed would lead to significant traffic impacts.
<b>Any beneficial impacts</b>	Unknown

### 3.0. Availability

<b>Availability</b>	
	Comments
<b>Is the site available for sale or development (if known)? Please provide supporting evidence.</b>	Unknown. The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is promoted for further intensification. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	No known legal or ownership issues.
<b>Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.</b>	No known timeframe

### 4.0. Summary

<b>Conclusions</b>	
<b>Site Assessment Conclusion</b>	<b>The site is unsuitable for allocation in the NP ('reject')</b>
<b>Potential housing development capacity</b>	N/A
<b>Key evidence (3-4 bullet points) to explain why site has been</b>	<ul style="list-style-type: none"> <li>The site has vehicular access from Hookley Lane however this access is not suitable to support further intensification of the site</li> </ul>

<p><b>accepted or rejected as potential site for allocation in NP.</b></p>	<p>due to narrow width and inadequate visibility splays, subject to further consultation with the relevant Highways Authorities. There are no segregated pedestrian and cycle access to the site.</p> <ul style="list-style-type: none"> <li>• The site is within the Green Belt. It is located within segment W19 assessed in the Waverley Green Belt Review Part 2 (August 2014). The Review concludes that this segment has an overall contribution to the Green Belt purposes, particularly in separating Godalming and Farnham with extensive views. While parts of segment W19 are identified as broad areas for adjustment to the Green Belt boundary in the adopted Local Plan Part 1, the site is not adjacent to the settlement boundary and located south to the identified broad areas.</li> <li>• The site is located within the Wealden Heaths I Special Area of Conservation 2km zone, Wealden Heaths I Special Protection Area 1km zone, Wealden Heaths II Special Protection Area 5km zone and SSSI Impact Risk Zone. Natural England would need to be consulted as the proposal would lead to a total net gain in residential units.</li> <li>• The site is wholly located within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site is located within segment EL01 assessed in the Waverley Landscape Report (2014). The Report concludes that segment EL01 forms a key part of the character of the landscape with its rural feel and its green setting for the village and has a very limited scope to accommodate development without having a negative impact on the landscape character of the village. The site is relatively enclosed with semi-mature and mature trees along its boundary. Overall the site has medium landscape sensitivity to development.</li> <li>• The site is identified through the Waverley Borough Council Land Availability Assessment 2020. However, it is not known whether the site is promoted for further intensification. Further confirmation on the site's availability would be required if the site is to be allocated in the emerging Neighbourhood Plan.</li> </ul>
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## 1036 Paddocks at Weyside Farm

<b>Site Reference and Address</b>		Paddocks at Weyside Farm
<b>Gross Site Area</b> (Hectares)		2.90
<b>Proposed Land Use and Site Capacity</b>		Residential No, the site is not considered to be available in the Waverley Borough Land Availability Assessment in November 2020.
<b>Planning History</b>		December 2020, full planning permission granted (WA/2020/1144) for the change of use and alterations from equestrian barn to a dwelling.
<b>LAA Conclusions</b> Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?		<b>Not Available (Rejected from further assessment at LAA Stage 1)</b>
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the LAA findings?	No. The site is considered to be unavailable at the time when the Waverley Borough Council Land Availability Assessment was conducted (November 2020). The site has not been submitted to the Parish Council for further consideration afterwards. There are no more recent or available evidence which indicates that the site is now available.
	Are there any concerns that the LAA conclusion is reasonable and defensible?	No
<b>Are the LAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>		Yes
<b>Neighbourhood Plan Site Assessment conclusion</b> What is the justification for this judgement?		<b>Red</b> The site is not available for development. The site is considered to be unavailable at the time when the Waverley Borough Council Land Availability Assessment was conducted (November 2020). The site has not been submitted to the Parish Council for further consideration afterwards and there are no more recent or available evidence which indicates that the site is now available.

