

# **WAVERLEY BOROUGH COUNCIL**

## **DRAFT DUNSFOLD PARK GARDEN VILLAGE SUPPLEMENTARY PLANNING DOCUMENT**

### **Consultation Statement Addendum**

#### **Introduction**

The Council is required to prepare its Supplementary Planning Documents (SPDs) in accordance with the procedures set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Regulations”). Regulation 13 requires that before an SPD is adopted, a Consultation Statement be prepared setting out who was consulted in connection with the preparation of the SPD, how they were consulted, a summary of the main issues raised in those consultations and how those issues have been addressed in the SPD.

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

The draft Dunsfold Park Garden Village Supplementary Planning Document (SPD) was approved for consultation by Waverley Borough Council’s Executive Committee on 9 November 2021.

#### **Environmental Assessment**

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

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

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

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

The draft report concludes that the SPD would not alter the quantum or types of development to be delivered on the allocated site from the parameters set out in policies ALH1 and SS7 of the adopted Local Plan Part 1. No additional sources of potential impacts on those SPAs and SACs located within 10 kilometres of the allocated site would be introduced by the SPA. It is therefore concluded that adoption of the SPD would not give rise to likely significant effects on the Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA, the Thursley, Ash, Pirbright & Chobham SAC, the Ebernoe Common SAC and The Mens SAC, and that Appropriate Assessment is not required.

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

## **Consultation Process**

The draft SPD will be subject to a statutory consultation between Monday 22 November 2021 and 23:59, Monday 20 December 2021 (a period of four weeks).

The document will be available to view in the following locations:

- to read or download from the Council's website via [www.waverley.gov.uk/dunsfoldpark](http://www.waverley.gov.uk/dunsfoldpark),
- to view in the main reception at the Council Offices, The Burys, Godalming, GU7 1HR
- to view in Bramley and Cranleigh libraries (see <https://www.surreycc.gov.uk/libraries> for details of the addresses and opening times)

A variety of key stakeholders will be invited to participate, and each will be contacted by letter/email. These stakeholders can be found at appendix A.

In addition, around 200 local residents and businesses will also be sent a letter inviting them to participate.

Further events have been set up to enable those interested to find out more. The programme of events is as follows:

- Exhibition

A manned exhibition will be open to view on the following dates:

- 10:00 to 14:00, Monday 6 December
- 10:00 to 20:00, Tuesday 7 December
- 10:00 to 14:00, Wednesday 8 December
- 10:00 to 15:30, Thursday 9 December

The exhibition will be held at the KGV Social Club, The Green, Dunsfold, GU8 4LY.

- Workshop

A virtual workshop will be held on the following date:

- 18:00 – 20:00, Monday 6 December 2021

It is a ticketed event and spaces are limited. Tickets are free and available on a first come first served basis via a booking link which can be found at

[www.waverley.gov.uk/dunsfoldpark](http://www.waverley.gov.uk/dunsfoldpark)

Access to Zoom is necessary to participate in this workshop.

- Webinar Q&A

Open to all, this (free) ticketed event will include a presentation and question and answer session.

- 18:00 – 19:30, Thursday 25 November 2021

Tickets available at via a booking link at [www.waverley.gov.uk/dunsfoldpark](http://www.waverley.gov.uk/dunsfoldpark).

Access to Zoom is necessary to participate. This will be in a webinar format so questions will need to be presented in the chat feature.

Whilst the notification is focused, this does not prevent any other interested parties from participating.

Respondents will be able to comment on the draft SPD in a variety of ways, including:

- using the online consultation portal (<https://waverley.inconsult.uk/>),
- by email directly to [Dunsfold.park@waverley.gov.uk](mailto:Dunsfold.park@waverley.gov.uk),
- by letter to Dunsfold Park Supplementary Planning Consultation, Planning Projects Team/Planning Policy, Planning Services, Waverley Borough Council, The Burys, GU7 1HR.

A number of questions will be asked of respondents including:

- Do you agree with the vision for Dunsfold Park Garden Village? Are there any topics which are missing, or could be strengthened?

- Do the spatial principles set the right context for the development? Please let us have any feedback you would like to raise.
- If you live or work in the surrounding area, please let us know whether you can imagine using Dunsfold Park Garden Village in the future, and what sort of activities might be of interest? (For example, the village centre, business park or the country park).
- Part B includes a series of framework plans and accompanying area-wide guidance in sections 4.3 to 4.5. Please let us know if you have any comments on these sections of the SPD.
- We have set out guidance relating to urban design, sustainable building design, streets and public realm and landscape and green infrastructure in Part C. Please let us know if you have any feedback on the proposed codes.
- Part D of the SPD describes our vision and guidance for the key character areas at Dunsfold Park Garden Village. Do you have any feedback on any of these new places and spaces that will be created in the new settlement?
- Do you have any other comments to make on the proposed SPD?

Respondents will also be given the opportunity to give any additional comments that they think are relevant to the draft SPD.

## **Next Steps**

Following the statutory consultation and having given consideration to all the consultation responses, the SPD will be reviewed, amended and updated before being presented to Full Council in early 2022 for formal adoption.

## **Annex 1**

### **Dunsfold Park Garden Village SPD Consultation List of Consultees**

The following list includes all those stakeholders who will be consulted on the Dunsfold Park Garden Village SPD.

From the Statement of Community Involvement:

Specific consultation bodies:

- Environment Agency
- Historic England
- Natural England
- Network Rail Infrastructure Limited
- Secretary of State for Transport
- Highway Agency
- Surrey County Council- Strategy, Transport and Planning
- Other adjacent local authorities
- Enterprise M3 LEP
- Civil Aviation Authority
- Waverley and Guildford Clinical Commissioning Group (formerly Primary Care Trust) and North East Hampshire and Farnham Clinical Commissioning Group.
- Surrey Police
- Police and Crime Commissioner
- Relevant telecommunications companies
- Relevant electricity and gas companies
- Thames Water and Southern Water: water and sewerage undertakers for Waverley.
- Homes England
- Town and Parish Councils

General consultation bodies:

- Voluntary bodies some or all of whose activities benefit any part of Waverley Borough Council's area.
- Bodies that represent the interests of different racial, ethnic or national groups in Waverley Borough Council's area
- Bodies that represent the interests of different religious groups in Waverley Borough Council's area
- Bodies, which represent the interests of disabled persons in Waverley Borough Council's area.
- Bodies, which represent the interests of persons carrying on business in Waverley Borough Council's area.

Duty to co-operate bodies:

- Environment Agency

- Historic England
- Natural England
- The Mayor of London
- Civil Aviation Authority
- Homes England
- NHS Surrey
- Office of Rail Regulation
- Transport for London
- Surrey County Council
- Highway Agency
- Enterprise M3 LEP

Other Consultees Bodies and individuals that are registered on the Waverley Planning Service database. These have been grouped and include:

- Individual Residents, residents associations, local strategic partnership, neighbouring parish councils, schools, community groups, societies, political parties
- Councillors- Local and County
- Local businesses, business associations, chamber of commerce, commercial companies
- Adjoining local authorities, developers, agents, planning consultants, architects, surveyors, landscape architects, housing associations
- Landowners, Estate agents (residential and commercial)
- Disabled groups, public agencies, charity organisations, voluntary organisations, care providers, health providers, leisure groups, minority groups, religious groups, sports bodies, young people, older people, faith groups, equalities, community support.
- Surrey Hills AONB Board, Environment and nature, historic groups, Conservation Area Advisory Committees
- Infrastructure providers, schools and education institutes, transport groups
- Members of Parliament
- Government Departments

In addition to the above, the following stakeholders were consulted as part of WA/2015/2395 (the hybrid application for a new settlement) and have been invited to participate in the SPD consultation:

- AONB Officer
- Auto-cycle Union
- British Driving Society
- British Horse Society
- Byways and Bridleways trust
- Chief Property Officer SCC
- Civil Aviation Society
- Cyclists Touring Club
- Environment Agency

- Environmental Health – Air Quality
- Environmental Health – Contaminated land
- Environmental Health – waste and recycling
- Forestry Commission
- CCG
- Guildford BC
- Health & Safety Exec
- Health Watch
- Highways England
- Historic England
- Horsham DC
- Lead Local Flood Authority
- LEPs (Enterprise M3)
- Mole Valley DC
- National Trust
- Natural England
- NHS England
- Open Spaces Society
- Police Architectural Liaison Officer
- Public Health Surrey
- Ramblers Association (Haslemere, Chiddingfold, Dunsfold & Alfold)
- RSPB
- SCC – Adult Social Care
- SCC - County Archeologist
- SCC – Education Authority
- SCC – Environmental Assessment Officer
- SCC – Highways
- SCC – Rights of Way Officer
- SCC – Social Services
- SCC – Waste & Minerals
- Scotia Gas Networks
- Scottish & Southern Energy
- Southern Gas Networks
- Southern Water
- Sports England
- Thames Water
- Surrey Police
- Surrey Fire & Rescue
- Surrey Wildlife Trust
- UK Power Networks
- WBC – Leisure Services
- West Sussex County Council
- Wey & Arun Canal Trust
- Canal & River Trust
- Woodland Trust
- Parish Councils:
  - Alfold

- Dunsfold
- Cranleigh
- Bramley
- Godalming
- Haslemere
- Artington (Guildford)
- Shalford (Guildford)
- Busbridge
- Chiddingfold
- Hascombe
- Loxwood (Sussex)
- Rudgwick (Sussex)
- Shackleford (Guildford)
- St Martha (Albury – Guildford)
- Witley
- Wonersh