Consultation on Potential Housing Scenarios and Other Issues for the Waverley Local Plan

Help us plan Waverley’s future
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1. INTRODUCTION

WHAT IS A LOCAL PLAN?

1.1 Waverley Borough Council is preparing its new Local Plan. Each local authority is required by the government to prepare a Local Plan to set out the strategy and planning policies to guide the development and future uses of all the land within its area. Waverley’s new Local Plan will replace the current Local Plan – which was adopted in 2002 – and will cover the period up to 2031.

1.2 The Council’s key objective is to develop and adopt a robust Local Plan that takes into account national planning policy, regional considerations, and public opinion at the local level. The Plan must also stand up to scrutiny at its public examination and provide the Council with a strong planning policy framework that will enable it to meet the need for housing and other development in the future whilst protecting Waverley’s unique environment. The consequences of failing to produce a sufficiently robust Local Plan are significant and potentially could lead to uncontrolled development across the Borough.

1.3 This document identifies the aspects of the plan on which the Council needs to consult over the coming months. A list of references and links to evidence studies and other supporting documents is given in Section 5. Waverley’s new Local Plan will set out the strategy and policies to guide the development and use of land across the Borough. A “spatial strategy” will form a major element of the Plan and, in essence, this will set out the Council’s overall policy on where new development should go.

1.4 The new Local Plan is being produced in two stages:

- **Part 1** will set out the overall spatial strategy and will contain the strategic planning policies as well as any strategic site allocations.
- **Part 2** will contain other land allocations and the general development management policies to used in determining planning applications.

1.5 This consultation provides an opportunity to comment on potential development scenarios for Part 1, as well as more generally on the Plan and what it should contain.

BACKGROUND TO THE NEW PLAN

1.6 The Council has already carried out extensive work on the preparation of Part 1 of the new Local Plan through work on its original Core Strategy, which was submitted in January 2013 for a formal Examination in Public. This involved a number of public consultations –

- February 2009: Issues and options
- January 2010: Options for the location of new homes
- September 2010: Options for the number of new homes
- January 2011: Preferred Options and Draft Policies
- February 2012: Revised Preferred Options and Draft policies.

1.7 However, following comments from the examining inspector, mainly about the proposed number of new homes, the Core Strategy was withdrawn in October 2013, and the Council has since sought to address the inspector’s concerns and to move forward with the new Local Plan.
This consultation is an important step in the preparation of the new Plan and deals with five particular issues -

1. The **spatial strategy** for where new development should go, particularly in terms of the number and location of new homes in Waverley. The Council has focused on identifying different ways of delivering new homes in Waverley and assessing these against the various constraints highlighted by the Inspector (paragraphs 2.1 – 2.37 and Section 3).

2. **Green Belt** issues linked to the above and including the approach the Council should take regarding villages within the Green Belt (paragraphs 2.38 – 2.47).

3. The Council’s approach to **local landscape designations** such as the existing Areas of Strategic Visual Importance and the Farnham/Aldershot Strategic Gap (paragraphs 2.48 – 2.56).

4. The approach the Council should take to identify sites to meet the needs of **Gypsies and Travellers** (paragraphs 4.1 – 4.6).

5. Further options regarding **employment** land including the approaches to safeguarding existing sites, and to delivering additional commercial development (paragraphs 4.7 – 4.13).

**SUPPORTING EVIDENCE**

The Council has already published a number of evidence documents to support the preparation of the new Local Plan. Further studies are being published to coincide with this consultation. The most relevant evidence documents produced so far are:

<table>
<thead>
<tr>
<th>Study</th>
<th>Date Published</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement Hierarchy</td>
<td>Latest update 2012</td>
</tr>
<tr>
<td>Draft Waverley &amp; West Surrey Strategic Housing Market Assessment (SHMA)*</td>
<td>October 2013</td>
</tr>
<tr>
<td>Traveller Accommodation Assessment (TAA)</td>
<td>April 2014</td>
</tr>
<tr>
<td>Strategic Housing Land Availability Assessment (SHLAA)</td>
<td>September 2014 - updated to a base date of 1st April 2014</td>
</tr>
<tr>
<td>Employment Land Review Update</td>
<td>September 2014</td>
</tr>
<tr>
<td>Green Belt Review</td>
<td>September 2014</td>
</tr>
<tr>
<td>Landscape Study</td>
<td>September 2014</td>
</tr>
<tr>
<td>Strategic Transport Assessment</td>
<td>September 2014</td>
</tr>
<tr>
<td>Infrastructure Update</td>
<td>September 2014</td>
</tr>
</tbody>
</table>

* The Council is also working with Guildford and Woking Councils on a wider West Surrey SHMA.

**SUSTAINABILITY APPRAISAL AND HABITATS REGULATIONS ASSESSMENT**

The **Sustainability Appraisal** (SA) is an appraisal of the economic, social and environmental sustainability of the Local Plan. It plays a key part in its preparation, not only in terms of the final Plan and its policies, but also throughout its preparation, including informing the assessment of alternatives. For the purposes of this consultation, the Council has published an Interim SA Report.

**A Habitats Regulations Assessment** forms part of a European Directive that requires an ‘appropriate assessment’ of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on certain designated habitats. For the purposes of this consultation, an initial assessment has been carried out on the potential impacts of different scenarios for the distribution of homes across the Borough.
2. ISSUES RELATING TO THE SPATIAL STRATEGY

THE NUMBER AND LOCATION OF NEW HOMES

RELEVANT NATIONAL POLICY

2.1 The National Planning Policy Framework (NPPF) contains extensive policy on matters that are relevant to the spatial distribution of development. This includes the overarching presumption in favour of sustainable development. In preparing Local Plans, councils are expected to seek positive opportunities to meet the development needs of their area. Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless,

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- specific policies in the NPPF indicate that development should be restricted.

WHAT IS THE SPATIAL STRATEGY?

2.2 This is the Council’s overall policy for where new development should go. The existing approach, which was adopted in the 2002 Local Plan, is for development to be contained within the four main settlements of Cranleigh, Farnham, Godalming and Haslemere, alongside policies to protect the Green Belt as well as the areas of countryside outside the Green Belt. These existing policies allow for limited development within defined boundaries of villages as well as a policy that allows for small scale developments of affordable housing within or on the edge of villages where a need has been identified.

THE LOCATION OF NEW HOMES AND OTHER DEVELOPMENT

2.3 In the past, the Council has largely been able to meet its requirements for new homes and other development by using land within settlements – for example, through changes of the use of land or allowing more building on sites that are already developed. However, in view of the NPPF, and having regard to the latest evidence of housing need, it is clear that the Council will not be able to deliver the necessary number of new homes in Waverley simply by carrying on as before.

2.4 The new draft Waverley Strategic Housing Market Assessment (SHMA) – published in October 2013 – shows that the overall need for new homes that the Council should test to see if they can be sustainably delivered is in the region of 470 homes a year. That equates to an increase in Waverley’s total housing stock of slightly less than 1% per year over the new plan’s lifespan but it is more than double the number of new homes for which the Council had previously planned. Over the whole Plan period from 2013 to 2031 this would mean delivering around 8,450 new homes.

2.5 In seeking to deliver the previous 230 homes a year target in the withdrawn Core Strategy, the Council’s strategy was for most new development to come forward within settlements with some selected releases of land for housing on the edge of the main settlements and outside the Green Belt, the Area of Outstanding Natural Beauty (AONB) and the Area of Great Landscape Value (AGLV). That initial annual target of 230 homes had required releasing the reserve housing site at Furze Lane, Godalming, as well as greenfield land on the edge of both Farnham and Cranleigh to provide approximately 430 dwellings in each settlement. In addition, although the Dunsfold Aerodrome site was being promoted by the owners for mixed-use redevelopment, including some housing, the Council decided that other options for delivering the initial target were preferable at that time.
2.6 There was also no plan in the Core Strategy to promote village expansion, although there was an indication that through the second stage of the Local Plan some review of village settlement boundaries would be needed to address any anomalies.

2.7 Given that the evidence in the draft SHMA shows a need for significantly more homes than the Council had been planning to deliver in the now withdrawn Core Strategy, it is now essential for the Council to reconsider its strategy both in terms of the overall target for the number of new homes and where these homes should be built.

2.8 The NPPF says that Local Plans should seek to meet the full, objectively assessed need for new market and affordable housing as far as is consistent with policies set out in the NPPF. This requires a two-stage process:

- Identifying the need for new homes; and
- Testing whether these can be delivered in a way that meets the NPPF requirement to deliver sustainable development.

2.9 When the inspector commented on the Core Strategy following the initial Examination Hearings, he said that the Council would have to reassess its housing needs, carry out the proper testing of alternatives through the Sustainability Appraisal (SA) process, and reconsider the Borough’s capacity to accommodate new housing. The review of the Council’s Spatial Strategy includes:

- assessing the scope to deliver more homes within settlements;
- assessing the scope to release more land on the edge of the main settlements and outside the Green Belt, AONB and AGLV;
- considering whether land around the main settlements that is within the Green Belt, and/or AONB and/or AGLV could be released to deliver additional housing;
- reconsidering the role of villages to establish if there is scope to deliver more housing in them than previously envisaged, particularly the larger villages with a wider range of facilities and services; and
- reviewing whether there are any rural brownfield sites capable of delivering housing, including a review of the Council’s approach to housing and other development at Dunsfold Aerodrome.

2.10 The outcome from this consultation will help the Council to decide how many new homes it should plan for in the new Local Plan and broadly where these should go. It will also help the Council to decide which strategic sites should be allocated.

**CAPACITY FOR NEW HOUSING WITHIN SETTLEMENTS**

2.11 Current evidence in the Strategic Housing Land Availability Assessment (SHLAA) indicates a potential capacity to deliver approximately 3,400 new homes within settlements. This number comprises:

- Monitored housing completions 1 April 2013 – 31 March 2014;
- Existing planning permissions for new homes;
- Sites within existing settlement that do not have planning permission, but that are considered potentially suitable for some housing; and
- An estimate of the number of unidentified ‘windfall’ sites likely to come forward in the future, based on past trends.
2.12 One issue for the Council to consider is whether there is any scope to increase the amount of housing provided within settlements over and above the 3,400 homes referred to above. This could potentially reduce the amount of housing that might be required on greenfield sites.

2.13 In the absence of identifying further individual sites, this could only be achieved by making assumptions about the potential to deliver more housing through increased densities. The Council does not currently have policies that specify appropriate densities in different locations. Generally new housing developments are assessed on their merits taking account of the circumstances of the site and how the development fits with its surroundings, as well as the character of the area.

2.14 The Council has previously considered and dismissed increased densities in existing residential areas, because of the potential impact that this would have on the character of the towns and villages. In addition, it may be difficult to identify specific areas within settlements where increased densities could be promoted and delivered. However, before reaching a final conclusion on this matter we would like to hear your views.

**POTENTIAL FOR NEW HOMES ON THE EDGE OF THE MAIN SETTLEMENTS**

2.15 The approach to housing delivery in the Core Strategy was to favour development within settlements, supplemented with selected releases of land on the edge of the main settlements, outside the Green Belt, AONB and AGLV. It is logical, therefore, to examine whether the additional housing requirement can be met, or met in part, through releasing more land in these areas.

2.16 A number of sites are being actively promoted in the countryside on the edge of Farnham and Cranleigh which could make a contribution to meeting housing needs. Although there may be sites available in these locations, it is also necessary to consider the wider issue of the overall distribution of housing to ensure that, as far as possible, it responds to local needs. It is also important that the overall level of growth is appropriate for each settlement taking account of the adequacy of local infrastructure, and other matters such as the potential impact on European Habitats, which is an issue for Farnham.

**WAVERLEY’S VILLAGES**

2.17 At present, in those villages with a defined settlement boundary in the 2002 Local Plan, some development – including housing – is supported subject to certain criteria being met. Outside settlement boundaries, or in villages that do not have a defined settlement boundary, new development is subject to the general policies on the Green Belt and countryside, and is normally only allowed in exceptional circumstances. Given the identified need to deliver significantly more new homes than previously planned for, the Council will have to decide whether the villages could make a greater contribution to meeting these needs – potentially through some adjustment to settlement boundaries.

2.18 The towns and villages in Waverley vary widely in terms of their size, character and range of services and facilities. Given the overarching aim of the NPPF to deliver sustainable development, it is logical that, when deciding on the contribution that Waverley’s different settlements can make in terms of meeting housing needs, account should be taken of their sustainability in terms of access to services, etc., as well as environmental and other constraints. The Waverley Settlement Hierarchy 2012 ranks the Borough’s towns and villages according to their function and services. There are five tiers, ranging from the ‘Communities with Key Services’ (the main settlements of Farnham, Godalming, Haslemere and Cranleigh), down to ‘Other Rural Communities’ (including small hamlets or ribbons of development like Peperharow or Bowlhead Green).
The latest population and household figures for the Borough (2011 Census) are as follows.

<table>
<thead>
<tr>
<th>Area</th>
<th>Usually Resident Population</th>
<th>Proportion</th>
<th>Number of Households</th>
<th>Proportion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farnham</td>
<td>39,488</td>
<td>32.5%</td>
<td>16,050</td>
<td>32.6%</td>
</tr>
<tr>
<td>Godalming</td>
<td>21,804</td>
<td>18%</td>
<td>8,954</td>
<td>18.2%</td>
</tr>
<tr>
<td>Cranleigh</td>
<td>11,492</td>
<td>9.5%</td>
<td>4,779</td>
<td>9.7%</td>
</tr>
<tr>
<td>Haslemere</td>
<td>16,826</td>
<td>13.8%</td>
<td>6,899</td>
<td>14%</td>
</tr>
<tr>
<td>Rest of Waverley</td>
<td>31,962</td>
<td>26.3%</td>
<td>12,598</td>
<td>25.6%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>121,572</strong></td>
<td><strong>100%</strong></td>
<td><strong>49,280</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

The villages in the Green Belt have been considered in the Green Belt review (see Green Belt Issues section below).

**RURAL BROWNFIELD LAND**

If land is required outside settlements in order to meet housing and other development needs, the Council’s preferred approach to date has been mainly to favour land on the edge of settlements rather than considering land that is located away from them. This is because land immediately adjacent to settlements is generally more likely to have better access to services and facilities than land that is more remote from the settlement.

However, there are also some previously-developed (‘brownfield’) sites in Waverley that are not adjacent to settlements, but where development for housing or other uses may be acceptable as an alternative to existing uses.

It is difficult at this stage to quantify to what extent such sites may contribute to meeting future needs for housing or other development, particularly if they are not currently available. However, it is possible that more of these sites may be identified in Part 2 of the Local Plan.

**DUNSFOOLD AERODROME**

One site that, in part, falls within the definition of a rural brownfield site is Dunsfold Aerodrome, to the south west of Cranleigh and east of Dunsfold village.

This is a substantial site of 214 hectares, of which 86% is previously-developed land. It is not within the Green Belt or the Area of Outstanding Natural Beauty. The site currently contains a variety of uses, including aviation, as well as being a significant location for employment with over 80 businesses employing over 600 people.

The owners of the site have, for some time, had aspirations for a mixed-use development on the site, including housing. In 2009, the Secretary of State rejected an appeal relating to a proposed new settlement at the site, comprising 2,600 homes along with shops, business premises, community and leisure facilities and schools. He acknowledged the high overall level of sustainability that the development would achieve and concluded that the scheme would cause very limited harm to the character or appearance of the countryside. He also gave high importance to the delivery of affordable housing in the scheme.

However, he also said that the scheme would generate considerable additional road traffic and that this would have a severe and unacceptable impact on an overstretched local road network. He concluded that the scheme would be unsustainable in transport terms and that allowing the proposals to proceed at that stage would pre-empt the proper consideration of alternatives through the Local Plan process. The appeal was therefore dismissed.
2.28 The withdrawn Core Strategy did not support residential development at Dunsfold Aerodrome, preferring instead a housing strategy that focused on development within or on the edge of existing settlements. However, it did support, in principle, the continuation and expansion of employment activity at the site. Given the level of unmet need for new housing in Waverley and the changes in national policy since the appeal, the Council needs to reconsider whether or not to support any housing at Dunsfold Aerodrome.

2.29 The owners of the site continue to promote it as an opportunity for mixed uses including housing. Their recently expressed aspiration is to achieve a minimum of 1,800 homes on the site and they are actively assessing three options comprising 1,800, 2,600 and 3,400 homes, together with different levels of new employment and other supporting uses.

2.30 Every housing option includes day nursery provision, primary education at different levels, health facilities, community facilities, sports facilities and other uses.

2.31 Development at the site would inevitably affect the local road network, with impacts increasing as the level of development intensifies. The Council has tested two levels of development at Dunsfold Aerodrome to assess these effects, but more work will need to be done on whether and how these impacts could be successfully mitigated and on the infrastructure and services that would be needed to support the housing.

**STRATEGIC HOUSING SITES**

2.32 The Government expects the Council to maintain a five-year supply of housing sites to ensure choice and competition in the market. At present, based on the level of need identified in the draft SHMA, Waverley does not have a five-year supply.

2.33 Furthermore, the Inspector who examines the new Local Plan will expect the Council to show how it has identified sufficient housing sites, either through existing planning permissions or through new allocations, for the first five years of the plan period after adoption. It is therefore likely that Part 1 of the plan will need to allocate some strategic housing sites.

2.34 For the purposes of this Plan, a ‘strategic site’ is considered to be one with the potential to deliver at least 100 additional homes.

2.35 Current evidence suggests that there will not be enough sites coming forward within settlements to deliver the amount of housing needed to demonstrate a five-year supply against the annual requirement of 470 home (if this amount if considered to be deliverable after testing). Therefore, in the new Local Plan, the Council intends to identify some strategic housing sites on land outside settlements.

2.36 A large number of sites outside existing settlements have been promoted by landowners and developers. The Council has assessed these sites, and others we have identified, against a wide range of sustainability criteria. We have also assessed them in terms of their accessibility, suitability, availability and achievability. Each site has been given a red, amber or green (‘RAG’) score, indicating whether the site is more (green) or less (red) likely to meet the criteria for allocation. These sites are shown in the latest version of the SHLAA.

2.37 The sites that have been given a green or amber score would form a ‘long list’ of potential housing sites. However, at this time it is not known exactly how many of these sites would need to be allocated in Local Plan Part 1 to ensure a five-year supply at the time it is adopted. This will depend on several factors, including how many dwellings are granted planning permission in the next year, the amount of new housing the Local Plan will seek to deliver, and the final SHMA figure.
THE GREEN BELT

2.38 Much of Waverley is within the Metropolitan Green Belt. The NPPF acknowledges the importance of the Green Belt and says that its boundaries should only be changed in exceptional circumstances and only then through the Local Plan process. Given the level of unmet housing need identified in the draft SHMA, the Council must consider all reasonable alternatives in assessing whether it is able to meet in full the need for housing.

2.39 This means considering whether the Green Belt in Waverley is fulfilling its purpose and whether there is scope to remove land from it in order to meet some of the housing need. As part of the evidence to support the Local Plan, a two-stage Green Belt Review has been undertaken.

2.40 Stage 1 of the Review assessed how the Waverley Green Belt performs in terms of the five purposes of Green Belt set out in paragraph 80 of the NPPF. This resulted in recommendations for specific areas to be subject to a more detailed assessment, as Stage 2 of the study.

2.41 The Review concluded that the Waverley Green Belt is largely performing the functions set out in the NPPF and that the scope to remove land from it is fairly limited. It also -

- identified some areas where, subject to other relevant planning considerations, there may be scope to remove land from the Green Belt;
- made recommendations about how to treat villages that are within the Green Belt; and
- identified some areas that may be suitable for consideration in enlarging the Green Belt.

2.42 With the main settlements, the Review identified some areas around Godalming where there may be scope to remove land from the Green Belt, but no such areas were identified around Haslemere.

2.43 The Review also considered various options for the villages that are currently ‘washed over’ by the Green Belt designation. In some cases those villages have a settlement boundary and, notwithstanding that they are in the Green Belt, current Local Plan policies allow for some development to take place within the settlement.

2.44 The NPPF provides policy guidance on how villages in the Green Belt should be treated. Where the open character of a village makes a contribution to the openness of the Green Belt, those villages should remain within the Green Belt. Where this is not the case, the advice is that the village should be removed from the Green Belt and other means (such as conservation area or specific planning policies) should be used to protect the character of the village.

2.45 The Review has recommended that the Council consider removing the main built-up areas of the following villages from the Green Belt, and that their settlement boundaries should also be reviewed:

- Chiddingfold
- Elstead
- Milford
- Witley

2.46 The Review also recommends keeping the villages of Bramley, Churt and Wonersh in the Green Belt, but reviewing their settlement boundaries.
2.47 The Review has also identified some land south and north east of Farnham and land north of Cranleigh where extensions to the Green Belt could be considered.

**Summary of Green Belt Review Recommendations**

<table>
<thead>
<tr>
<th>Location</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MAIN SETTLEMENTS</strong></td>
<td></td>
</tr>
<tr>
<td>Land at Aarons Hill, Godalming</td>
<td>Potential to remove some land between Eashing Lane and Halfway Lane from the Green Belt in conjunction with Guildford Borough Council.</td>
</tr>
<tr>
<td>Land at Binscombe, Godalming</td>
<td>Potential to remove some land on south-east side of the road known as Binscombe from the Green Belt.</td>
</tr>
<tr>
<td>Land at Farncombe, Godalming</td>
<td>Potential to remove some land north of Farncombe from the Green Belt in conjunction with Guildford Borough Council.</td>
</tr>
<tr>
<td><strong>VILLAGES</strong></td>
<td></td>
</tr>
<tr>
<td>Chiddingfold</td>
<td>Potential to remove the village from the Green Belt and to amend the settlement boundary north and south of the village to allow for some growth in the village.</td>
</tr>
<tr>
<td>Elstead</td>
<td>Potential to remove the village from the Green Belt and to amend the settlement boundary north of the village to allow for some growth in the village.</td>
</tr>
<tr>
<td>Milford and Witley</td>
<td>Potential to remove these villages from the Green Belt and to amend the settlement boundary for each village. Suggested areas for changing the boundaries are north-west and east of Milford, and land north of Wheeler Lane and west of Petworth Road in Witley.</td>
</tr>
<tr>
<td>Bramley</td>
<td>Keep within Green Belt, but some modest rounding off of the settlement boundary.</td>
</tr>
<tr>
<td>Churt</td>
<td>Keep within the Green Belt, but with some potential rounding off of the settlement boundary.</td>
</tr>
<tr>
<td>Wonersh</td>
<td>Keep within Green Belt, but with some modest adjustment to settlement boundary.</td>
</tr>
<tr>
<td><strong>POSSIBLE ADDITIONS TO THE GREEN BELT</strong></td>
<td></td>
</tr>
<tr>
<td>Land north of Cranleigh</td>
<td>Land north-west of Cranleigh, including Cranleigh School could be considered for addition to the Green Belt.</td>
</tr>
<tr>
<td>Land south of Farnham</td>
<td>Land south of the Long Road could be considered as a westward extension to the Green Belt.</td>
</tr>
<tr>
<td>Land at Compton, Farnham</td>
<td>Land east of Compton, north of Moor Park and south of the A31 could be considered as an extension to the Green Belt.</td>
</tr>
</tbody>
</table>
LANDSCAPE DESIGNATIONS

SURREY HILLS AREA OF OUTSTANDING NATURAL BEAUTY

2.48 A significant part of Waverley is within the Surrey Hills Area of Outstanding Natural Beauty (AONB). This is a national landscape designation and the NPPF states that great weight should be given to conserving the landscape and scenic beauty of the AONBs (paragraph 115). It also states that planning permission should be refused for major development in such areas except in exceptional circumstances and where it can be demonstrated to be in the public interest.

2.49 In considering Waverley’s capacity to accommodate new housing and the spatial distribution of new homes across the Borough the Council must decide whether housing needs can reasonably be met without the need to use AONB land.

2.50 This presents a particular challenge in Haslemere, where the current evidence only shows a limited number of available sites that could be used for housing. In Farnham, Godalming and Cranleigh, where the AONB is less of a constraint, there are greater opportunities to develop land that is outside the AONB.

LOCAL LANDSCAPE DESIGNATIONS

2.51 The Area of Great Landscape Value (AGLV) is a local (county-wide) landscape designation that overlaps with, and in some areas extends beyond, the AONB. This is particularly the case north and west of Farnham and land in the south-east corner of Waverley, where the AGLV extends some way beyond the AONB.

2.52 As a local designation, the AGLV does not have as much weight as the AONB, but the Council still seeks to conserve and protect its landscape character from development that harms the designation.

2.53 It should be noted that Natural England is proposing to carry out a review of the boundary of the Surrey Hills AONB and this could result in some existing AGLV land being incorporated into the AONB. In the light of this, the Council will retain the existing AGLV designation until the AONB boundary review has been completed. In the meantime, the AGLV designation will be a factor that the Council will need to consider before reaching a conclusion about the suitability of broad locations and specific sites to deliver housing.

2.54 In addition to the AGLV, there are other local landscape designations affecting the countryside outside the settlement areas. These are:

- Area of Strategic Visual Importance (ASVI) (Local Plan Policy C5) – this applies to some areas of around the main settlements. The purpose of the designation is to recognise the value of those areas of open countryside that penetrate into the urban area.
- Farnham/Aldershot Strategic Gap (Local Plan Policy C4) – this applies to the countryside that separates Farnham, Badshot Lea and Aldershot.
- Godalming Hillsides (Local Plan Policy BE5) – this applies to land both within and on the edge of the settlement area of Godalming, including the wooded hillsides that enclose the town.
- Areas of Historic Landscape Value (Local Plan Policy HE12) – Government policy at the time indicated, that in defining policies for the countryside, local authorities should take account of the historical dimension of the landscape. Two areas were identified in Waverley: Farnham Park (which is also a Historic Park and Garden) and Frensham Common.
2.55 In his comments following the initial Examination Hearings for the Core Strategy, the inspector said that careful consideration needed to be given as to whether the Core Strategy adequately distinguished between national designations (such as Green Belt and AONB), those local designations that are not subject to specific policies in the NPPF, and the remainder of the Borough. In particular, he commented that if the location of new development is to be influenced by local landscape designations, then the purpose and nature of the designations should be justified by the evidence base. He said that it was not sufficient to rely on a future review of these designations in the Local Plan Part 2.

2.56 In the light of the inspector’s comments, it will be necessary to provide a strong justification for local landscape designations through the Local Plan Part 1. The Council has therefore commissioned a Landscape Study, part of which includes a review of the local landscape designations identified above. The main findings of this report are summarised below.

<table>
<thead>
<tr>
<th>Location</th>
<th>Fulfils criteria for designation?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Areas of Strategic Visual Importance</strong></td>
<td></td>
</tr>
<tr>
<td>Snoxhall Field, Cranleigh</td>
<td>No</td>
</tr>
<tr>
<td>Sewage Treatment Works and land surrounding, area adjacent to the A31, Farnham</td>
<td>Part of area</td>
</tr>
<tr>
<td>Land between Castle Hill and Three Stiles Road, Farnham</td>
<td>Part of area</td>
</tr>
<tr>
<td>Land between West Street and the A31, Farnham</td>
<td>Yes</td>
</tr>
<tr>
<td>Land between Rowledge and Wrecclesham, Farnham</td>
<td>Yes</td>
</tr>
<tr>
<td>Lammas Lands, Godalming</td>
<td>Yes</td>
</tr>
<tr>
<td>Land west of Ockford Road, Godalming</td>
<td>Yes</td>
</tr>
<tr>
<td>Land south of Holy Cross Hospital, Haslemere</td>
<td>Yes</td>
</tr>
<tr>
<td>Land between Buffbeards Lane and Vicarage Lane, Haslemere</td>
<td>No</td>
</tr>
<tr>
<td><strong>Areas of Historic Landscape Value</strong></td>
<td></td>
</tr>
<tr>
<td>Farnham Park</td>
<td>Yes</td>
</tr>
<tr>
<td>Frensham Common</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Farnham/Aldershot Strategic Gap</strong></td>
<td></td>
</tr>
<tr>
<td>Area to the north</td>
<td>Yes</td>
</tr>
<tr>
<td>Area to the east around Badshot Lea</td>
<td>Part of area</td>
</tr>
<tr>
<td><strong>Godalming Hillsides</strong></td>
<td></td>
</tr>
<tr>
<td>Whole area</td>
<td>Yes</td>
</tr>
</tbody>
</table>
3. SCENARIOS FOR HOUSING DELIVERY

THE COUNCIL’S APPROACH

3.1 Taking account of the above, the Council has considered the different ways that future development could be distributed in the Borough. In accordance with the NPPF, the starting point is to meet the objectively assessed housing needs in full, unless there are good planning reasons why this is not sustainable. Based on the draft Strategic Housing Market Assessment (SHMA), the starting point is the identified need for 470 homes a year, which would provide about 8,450 homes over the period from 2013 to 2031. We have examined various scenarios, at different levels of growth in order to test:

- The impact of new development on the local highway network and on infrastructure capacity; and
- Possible implications for European Habitats, such as the Thames Basin Heaths and Wealden Heaths Special Protection Areas.

3.2 An earlier scenario tested would only deliver about 300 new homes per year. Until the Council has thoroughly tested the different ways for delivering 470 homes a year, this lower scenario has not been examined further. Some scenarios delivering more than 470 homes have also been tested, as the Local Plan Inspector will expect us to consider all reasonable alternatives. The outcome of this testing is set out in the Sustainability Appraisal (SA) report.

3.3 For the purposes of this consultation, the Council has identified four potential ways of delivering in full the identified housing need of 470 homes a year. It must be stressed, however, that all these are the subject of on-going testing to determine whether they can deliver this level of housing in a sustainable way.

3.4 For example, delivering more housing in the Farnham area would be subject to appropriate mitigation measures to ensure that any extra housing does not have a significant adverse effect on the Thames Basin Heaths Special Protection Area. In particular, more housing in and around Farnham will require the identification of additional Suitable Alternative Natural Greenspace (SANG). More work is required in relation to this before the Council can reach a final view on what level of new housing is possible in Farnham.

3.5 Similarly, the findings of the Strategic Transport Assessment carried out by Surrey County Council have identified the likely impact on the road network arising from different levels and distributions of housing growth. That work is now moving on to the next stage, which is to identify whether these impacts can be mitigated.

3.6 The Council has also specifically asked all other infrastructure providers (health, water supply, utilities, education etc.) to indicate the implications for their services and infrastructure arising from the different levels and distributions of housing growth. A summary of the responses received to date is included in the updated evidence base (see 1.9 above).

3.7 The responses to this consultation will feed into other work that the Council will be undertaking to help it reach a conclusion on the overall number of new homes that could be provided in Waverley and their broad distribution across the Borough.
THE ALTERNATIVE SCENARIOS

3.8 The scenarios take account of the potential to deliver a large proportion of the new homes required on land identified within existing settlements. This is set out in the SHLAA and amounts to about 3,400 dwellings (see 2.11 above). However, as explained above, even with this amount, there is not enough available and suitable land within settlements to fully meet the identified need for 470 homes a year (if that is the amount considered to be deliverable after testing). We therefore need to consider the use of some greenfield and rural brownfield sites to provide additional new homes over and above those that we believe can be provided within settlements.

3.9 Each would deliver 8,450 homes over the period from 2013 to 2031, equivalent to just over 469 homes per year on average. This includes the 3,400 on sites within settlements. The distribution of the remaining 5,050 homes differs between the scenarios as follows:

Scenario 1 – Around 4,450 on greenfield sites at the four larger settlements, some growth at villages (600) but no development at Dunsfold Aerodrome

Scenario 2 – Around 2,650 on greenfield sites at the four larger settlements, some growth at the villages (600) plus 1,800 at Dunsfold Aerodrome

Scenario 3 – Around 1,900 on greenfield sites at the four larger settlements, some growth at the villages (550) plus 2,600 at Dunsfold Aerodrome

Scenario 4 – Around 1,200 on greenfield sites at the four larger settlements, some growth at the villages (450) plus 3,400 at Dunsfold Aerodrome

3.10 Details of the scenarios are set out in more detail below, followed by a summary ‘at a glance’ table.
SCENARIO 1

This scenario would require the release of sufficient greenfield sites around Farnham, Godalming, Haslemere and Cranleigh to deliver around 4,450 new homes.

More of these would have to be located at Farnham and Cranleigh as these settlements are less constrained by the Green Belt and AONB than Godalming and Haslemere.

About 450 new homes would also be required on greenfield sites around Witley, Milford, Bramley, Chiddingfold and Elstead and a combined total of about 150 homes would need to be built on greenfield sites at Alfold, Churt, Dunsfold, Ewhurst, Frensham, Shamley Green, Tilford and Wonersh.

No dwellings would be built at Dunsfold Aerodrome.

This option would involve much more development on greenfield land than the other scenarios, but there would be no development at Dunsfold Aerodrome. Highways impacts are likely to be distributed more evenly across the Borough, but would be greatest in Farnham and Cranleigh. This would be the least favourable option in terms of the impact on the Special Protection Areas and would trigger the need for a large amount of additional SANG as mitigation.

The distribution of homes arising from this scenario would be:

- Farnham 3,800 (45%)
- Godalming 1,050 (12%)
- Haslemere 800 (10%)
- Cranleigh 1,800 (21%)
- Villages 1,000 (12%)
This scenario provides for 1,800 homes to be built at Dunsfold Aerodrome, as part of a mixed-use development. It would require the release of sufficient greenfield sites around Farnham, Godalming, Haslemere and Cranleigh to deliver around 2,650 new homes.

More of these homes would have to be located at Farnham and Cranleigh, as these settlements are less constrained by the Green Belt and AONB than Godalming and Haslemere.

About 450 new homes would also be required on greenfield sites around the five largest villages (Witley, Milford, Bramley, Chiddingfold and Elstead) and a combined total of about 150 homes would need to be built on greenfield sites at the villages of Alfold, Churt, Dunsfold, Ewhurst, Frensham, Shamley Green, Tilford and Wonersh.

This option would involve more development on greenfield land than Scenarios 3 and 4, but far less than Scenario 1. As it would involve 1,800 homes at Dunsfold Aerodrome, it would be likely to result in similar traffic pattern to Scenarios 3 and 4, but of a lower magnitude than either on this part of the road network. This would be the second least favourable scenario (after Scenario 1) in terms of the impact on the Special Protection Areas and would trigger the need for a large amount of additional SANG as mitigation.

The distribution of homes arising from this scenario would be:

- Farnham 2,600 (31%)
- Godalming 1,050 (12%)
- Haslemere 800 (10%)
- Cranleigh 1,200 (14%)
- Dunsfold Aerodrome 1,800 (21%)
- Villages 1,000 (12%)
SCENARIO 3

This scenario provides for 2,600 homes to be built at Dunsfold Aerodrome, as part of a mixed-use development. It would require the release of sufficient greenfield sites around Farnham, Godalming, Haslemere and Cranleigh to deliver around 1,900 new homes.

More of these would have to be located at Farnham and Cranleigh as these settlements are less constrained by the Green Belt and AONB than Godalming and Haslemere.

About 400 new homes would also be required on greenfield sites around Witley, Milford, Bramley, Chiddingfold and Elstead and a combined total of about 150 homes would need to be built on greenfield sites at Alfold, Churt, Dunsfold, Ewhurst, Frensham, Shamley Green, Tilford and Wonersh.

This option would involve more development on greenfield land than Scenario 4, but less than Scenarios 1 and 2. As it would involve a higher amount of development at Dunsfold Aerodrome, it would be likely to result in similar traffic patterns to Scenario 2, but of a greater magnitude on this part of the road network. This would be the second most favourable scenario (after Scenario 4) in terms of the impact on the Special Protection Areas, although some additional SANG would be required.

The distribution of homes arising from this scenario would be:

- Farnham 2,100 (25%)
- Godalming 1,050 (12%)
- Haslemere 700 (8%)
- Cranleigh 1,050 (12%)
- Dunsfold Aerodrome 2,600 (31%)
- Villages 950 (11%)
This scenario provides for 3,400 homes to be built at Dunsfold Aerodrome, as part of a mixed-use development. This option would require the release of sufficient greenfield sites around Farnham, Godalming, Haslemere and Cranleigh to deliver around 1,200 new homes.

More of these would have to be located at Farnham and Cranleigh as these settlements are less constrained by the Green Belt and AONB than Godalming and Haslemere.

About 300 new homes would also be required on greenfield sites around Witley, Milford, Bramley, Chiddingfold and Elstead and a combined total of about 150 homes would need to be built on greenfield sites at Alfold, Churt, Dunsfold, Ewhurst, Frensham, Shamley Green, Tilford and Wonersh.

This option would involve the lowest amount of development on greenfield land but would involve the highest amount of development at Dunsfold Aerodrome. It would be likely to result in a similar traffic pattern to Scenario 3, but of a greater magnitude on this part of the road network. This would be the most favourable scenario in terms of the impact on the Special Protection Areas, although some additional SANG would be required.

The distribution of homes arising from this scenario would be:

- Farnham 1,800 (21%)
- Godalming 1,050 (12%)
- Haslemere 700 (8%)
- Cranleigh 650 (8%)
- Dunsfold Aerodrome 3,400 (40%)
- Villages 850 (10%)
## THE SCENARIOS AT A GLANCE

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Existing commitments (Completions, permissions, SHLAA sites within settlements and windfalls)</th>
<th>Homes on greenfield sites</th>
<th>Homes at Dunsfold Aerodrome</th>
<th>Total Homes</th>
<th>Annual Average</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>At the four main settlements</td>
<td>At the 5 larger villages</td>
<td>At villages with limited services</td>
<td>Total Homes</td>
</tr>
<tr>
<td>1</td>
<td>Farnham 1,100 Godalming 950 Cranleigh 350 Haslemere 600 Villages 400</td>
<td>Farnham 2,700 Godalming 100 Cranleigh 1,450 Haslemere 200</td>
<td>450</td>
<td>150</td>
<td>8,450</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total 3,400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Farnham 1,100 Godalming 950 Cranleigh 350 Haslemere 600 Villages 400</td>
<td>Farnham 1,500 Godalming 100 Cranleigh 850 Haslemere 200</td>
<td>450</td>
<td>150</td>
<td>8,450</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total 3,400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Farnham 1,100 Godalming 950 Cranleigh 350 Haslemere 600 Villages 400</td>
<td>Farnham 1,000 Godalming 100 Cranleigh 700 Haslemere 100</td>
<td>400</td>
<td>150</td>
<td>8,450</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total 3,400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Farnham 1,100 Godalming 950 Cranleigh 350 Haslemere 600 Villages 400</td>
<td>Farnham 700 Godalming 100 Cranleigh 300 Haslemere 100</td>
<td>300</td>
<td>150</td>
<td>8,450</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total 3,400</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 Witley, Milford, Bramley, Chiddingfold and Elstead
2 Alfold, Churt, Dunsfold, Ewhurst, Frensham, Shamley Green, Tilford and Wonersh
4. OTHER ISSUES

GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

4.1 The withdrawn Core Strategy included a policy and associated guidance on the issue of Gypsies, Travellers and Travelling Showpeople. At that time, the most up-to-date assessment of their needs was the West Surrey Gypsy and Traveller Accommodation Assessment, published in 2006.

4.2 The Council has since published the Traveller Accommodation Assessment (TAA) 2014, which provides up-to-date evidence on the current and future need for accommodation for Gypsies, Travellers and Travelling Showpeople. This shows that there is no requirement for additional pitches within the period 2012 to 2017, taking account of vacancies and the additional pitches that will result from existing planning permissions. Beyond this, the study indicates a need for 37 pitches in the period from 2017 to 2027.

4.3 The Local Plan will include the target for new pitches as well as a criteria-based policy setting out the approach to identifying specific sites.

4.4 The criteria for identifying sites set out in the Core Strategy followed a sequential approach:

1. Intensification of existing sites
2. Suitable extensions to existing sites
3. Use of suitably located previously developed land.

4.5 Other criteria were also to be included covering access, amenity, access to services, etc. The Core Strategy also said that traveller sites in the Green Belt would only be supported in very exceptional circumstances. Part 1 of the Local Plan will consider the use of these criteria in identifying suitable sites.

4.6 The allocation of sites will be dealt with through Part 2 of the Local Plan, having regard also to the criteria set out in the Government’s ‘Planning Policy for Traveller Sites’ published in 2012. These include a requirement for local authorities to ensure that traveller sites are economically, socially and environmentally sustainable.

EMPLOYMENT LAND

4.7 The Core Strategy’s approach to delivering sustainable employment development was focused on the B Use Classes (i.e. offices, industry and storage) and drew on evidence in the Employment Land Review (ELR) 2009 and its update in 2011.

4.8 It applied both to existing employment sites and the provision of new employment development. The ELR update 2011 indicated that there was a need for some 4.5 hectares (ha) of employment land over the period 2010 to 2027. But this assumed that the need for additional Class B1a (offices), B1b (research and development) and B1c (light industrial) land could not be met by the likely surplus of Class B2 (general industrial) and Class B8 (storage and distribution) land (1.4 and 2.3 ha respectively) identified in the same period.

4.9 However, if the additional B1 land could be met by the surplus Class B2 and B8 land, then the net increase overall was projected to be only 0.8 ha.
4.10 The earlier 2009 Study had also identified existing employment sites where there was a short or longer term opportunity to deliver additional employment development through the re-use of vacant or derelict land. As a result, therefore, the Core Strategy did not include a specific requirement to allocate new employment sites.

4.11 The Council has commissioned consultants to carry out a further update of the ELR. The latest projections indicate that the overall need for employment land could be up to 10.1 ha over the period 2013 to 2031. This assumes that the need for additional B1a/b and B8 land cannot be met by the likely surplus of Class B1c and B2 land (0.5 ha and 2.9 ha respectively) identified in the same period.

4.12 If it can, then up to 6.7 ha of net additional employment land will be needed. The consultants’ assessment also included talking to local businesses to identify the type of employment land they require. That work has indicated a demand for premises for small and medium sized businesses and there is some concern that there may be a lack of flexibility from the Borough’s existing premises to meet this need.

4.13 The 2014 update to the ELR has also reviewed the extent to which the existing supply of employment land, including vacant or under-used land and premises, as well as land with planning permission for employment use, can meet the projected need. It found that theoretically, the need for additional B1a/B1b and B8 floorspace that has been projected to increase could be met through existing supply. However, in reality it is unlikely that all the surplus supply will be suitable for redevelopment to meet employment needs and therefore additional land may still be needed. The ELR therefore recommends that there is strong case for protecting the existing supply of employment land, intensifying economic activity on employment sites and bringing forward new sites for development.
5. CONSULTATION

FEEDBACK

5.1 Although the Council has still to determine whether it can meet its full housing needs in a sustainable way, it considers that at this stage it should invite comments on these potential scenarios for delivering new homes in Waverley. This consultation will also provide the opportunity for those responding to identify any alternative scenarios that they think the Council should be considering.

5.2 The Council will continue to examine thoroughly whether it is able to meet its full housing needs taking account of a range of factors, including,

- infrastructure availability and capacity;
- the potential impact on the environment; and
- the potential impact on biodiversity, particularly the European designated sites such as the Special Protection Areas (SPAs).

5.3 You can give us your views on the housing scenarios, as well as all the other matters covered in this paper, by using the separate feedback form.

5.4 The deadline for submitting completed forms is Friday 17th October 2014.

THE NEXT STEPS

5.5 The results of this consultation, along with ongoing and further evidence studies, will be taken into account in the preparation of the new Local Plan. Subject to the outcome of this consultation, it is intended that a full draft Plan, known as the ‘Publication’ version, will be published for further public consultation early in 2015. All representations received to the document will then be submitted, along with the Publication Plan itself, to the government for its public examination. The timetable for the new Local Plan can be viewed on the Council’s website at the Local Development Scheme page. It will be reviewed and updated as the document progresses through these legal stages.

SUPPORTING DOCUMENTS AND EVIDENCE

5.6 Details of evidence studies and other supporting documents used in preparing the new Local Plan, and this document in particular, are available on the new Local Plan page of our website by following the supporting documents link. These include -

- The draft Waverley Strategic Housing Market Assessment (2013)
- Strategic Housing Land Availability Assessment (2014 update)
- Details of the RAG assessed sites (SHLAA update)
- Interim Sustainability Appraisal (Local Plan Part 1)
- Habitat Regulations Assessment Analysis of Housing Scenarios
- Employment Land Review (2014 update)
- Green Belt Review
- Landscape Study
- Infrastructure Update 2014
- Details of the Council’s previous consultations
- Concerns highlighted by the Core Strategy Inspector (letter of 13th June 2013)
- More details about the Dunsfold Aerodrome proposals
### Glossary

<table>
<thead>
<tr>
<th>Abbreviation / Term</th>
<th>Definition or Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>AGLV</strong></td>
<td>Area of Great Landscape Value</td>
</tr>
<tr>
<td><strong>AHLV</strong></td>
<td>Areas of Historic Landscape Value</td>
</tr>
<tr>
<td><strong>AONB</strong></td>
<td>Area of Outstanding Natural Beauty</td>
</tr>
<tr>
<td><strong>ASVI</strong></td>
<td>Area of Strategic Visual Importance</td>
</tr>
<tr>
<td><strong>Brownfield Land</strong></td>
<td>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:</td>
</tr>
<tr>
<td></td>
<td>- land that is or has been occupied by agricultural or forestry buildings;</td>
</tr>
<tr>
<td></td>
<td>- land developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made;</td>
</tr>
<tr>
<td></td>
<td>- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and</td>
</tr>
<tr>
<td></td>
<td>- land that was previously-developed, but where the remains of the permanent structure or fixed surface structure have blended into the landscape over time.</td>
</tr>
<tr>
<td><strong>ELR</strong></td>
<td>Employment Land Review</td>
</tr>
<tr>
<td><strong>Examination</strong></td>
<td>All Local Plans are submitted to the Government for public examination before an independent inspector. This considers matters of legal compliance and soundness. To be considered ‘sound’, a Local Plan should be positively prepared, justified, effective and consistent with National Policy.</td>
</tr>
<tr>
<td><strong>Godalming Hillsides</strong></td>
<td>Policy BE5 of the Local Plan 2002 applies to the wooded hillsides that enclose Godalming, including land within and on the edge of the town. Development will not be acceptable on the hillsides unless the Council is satisfied that the development would not diminish the wooded appearance of the hillside and result in a loss</td>
</tr>
</tbody>
</table>
of tree cover to the detriment of the area and the character and setting of the town.

| **Green Belt** | A specific designation for land around certain cities and large built-up areas which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to -
|               | • check the unrestricted sprawl of large built up areas;
|               | • prevent neighbouring towns from merging;
|               | • safeguard the countryside from encroachment;
|               | • preserve the setting and special character of historic towns;
|               | • assist urban regeneration by encouraging the recycling of derelict and other urban land. |

| **HRA** | **Habitats Regulations Assessment** | Tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects. |

| **NPPF** | **National Planning Policy Framework** | The government’s planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. |

| **SA** | **Sustainability Appraisal** | An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. |

| **SANG** | **Suitable Alternative Natural Greenspace** | Land set aside to mitigate the impact of new development on Special Protection Areas. It must be of a quality and type according to criteria set out by Natural England. |

| **SHLAA** | **Strategic Housing Land Availability Assessment** | A study that provides information of housing land supply and identifies sites with future development potential. |

| **SHMA** | **Strategic Housing Market Assessment** | A study of the supply and demand of housing, housing and planning policies, the need for affordable housing and the affordability of the local housing market. |

| **SPA** | **Special Protection Area** | An area of international importance for the breeding, feeding, wintering or migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive 1979. All SPAs are also Sites of Special Scientific Interest (SSSI). |

| **Strategic Gap (Farnham/Aldershot)** | Policy C4 of the 2002 Local Plan protects the area between Farnham and Aldershot to prevent coalescence of the towns. |

| **Strategic Transport Assessment** | Assessment undertaken by Surrey County Council of the impact on the road network arising from different levels and distributions of housing growth. |

| **TAA** | **Traveller Accommodation** | A survey of current Gypsy, Traveller and Travelling Showpeople facilities and needs. |