

Extracts from the Waverley Borough Pre-Submission Local Plan

Part 1

August 2016

Supporting statements

Environment in general

Page 2-10

2.42 ...new development often takes place on small sites, so the **cumulative impact of development** needs to be considered.

Page 2-11

Environment: Waverley has a high quality environment, both within the towns and villages and in the countryside. The challenge is to ensure that this is recognised and protected whilst still allowing the necessary development to take place. It means protecting what is most important and ensuring that where new development does take place, it is of a high quality of design that takes account of its local setting. It is also about protecting the rich biodiversity in Waverley and responding to the challenge of climate change. This includes promoting sustainable development, both in terms of where it is located and how it is constructed.

Page 4-2 **The Local Plan Objectives**

17. To ensure that the design, form and location of new developments contribute to the creation of sustainable communities that are attractive, safe and inclusive.

Page 5-1

5.1 ... A **balance** is needed between responding to the social and economic needs for development and protecting the environment and other assets that make Waverley the place that it is.

Page 8.3

8.15 Along with physical and social infrastructure, green infrastructure ('GI') plays a key part in place-shaping. GI is a network of multi functional open spaces, managed and designed to **support biodiversity and wider quality of life issues**. It can also play a **role in climate change** adaptation by helping to **reduce the likelihood and severity of flooding**, reduce heat levels in urban areas and **create corridors for the migration of species**. The provision of improved recreational facilities supports the drive for healthier lifestyles and benefits the quality of life for many people. As well as protecting existing assets, the Plan will need to provide for new GI, both within and via new developments, and, where appropriate, across Borough boundaries, e.g. in the South Downs National Park.

Land

Page 2-1 **Godalming ...**

The town straddles the River Wey and is virtually **surrounded by wooded hillsides**. The Lammas Lands, which is a large open meadow area close to the town centre, forms an important backdrop to the historic town centre.

Page 2-6

2.19 Many of the residential parts of Waverley have a **distinct semi-rural character**. Haslemere and Godalming have wooded hillsides surrounding them,...

Page 2-9

2.35 It is important that communities have access to open space **close to where they live**.

Page 2-10

2.40 ...any proposal for new leisure or tourism development must achieve a **balance** between the needs of the visitor, residents, local businesses and the quality of the environment.

Page 3-1,2 **Vision for 2032**

5. ... Support will also be given, where necessary, to the **retention of existing** facilities and the **provision of new** facilities that provide for the leisure, recreation and cultural needs of the community.

10. ... attractive landscape of Waverley, which contributes to its distinctive character and includes the Surrey Hills Area of Outstanding Natural Beauty, will also have been **protected** and where possible **enhanced**.

12. The rich biodiversity of Waverley will have been **preserved** and where possible **enhanced**. ...

Page 4-1,2 **The Local Plan Objectives**

7. To maintain and protect all those areas of the Green Belt that fulfil the purposes of the designation.

8. To protect the countryside for its intrinsic character and beauty and as a recreational asset, including its visitor facilities and, where appropriate, promote its continued recreational use.

9. To provide appropriate protection to the hierarchy of national and local landscape ...

10. To ensure that adequate provision is made for new or improved social, physical and green infrastructure to **meet the needs of the increased population** and additional demands arising from employment related development.

15 To meet the leisure, recreation and cultural needs of the community.

16. To safeguard and enhance the rich historic heritage and the diverse and attractive landscapes and townscapes in Waverley, and to ensure that new development takes proper account of the **character and distinctiveness** of the area in which it is located.

18. To **protect** and **enhance** Waverley's biodiversity, including its wildlife species and their habitats, both on designated sites such as the Thames Basin Heaths and Wealden Heaths (Phases 1 and 2) Special Protection Areas, and on undesignated sites.

Page 12-1

12.1 Open spaces, sport, recreation and cultural facilities underpin people's quality of life. These facilities play a part in increasing the health of the nation, a key Government objective. Sport England has set a target of 70% participation in sport and physical activity by 2020 and policies in this Plan will contribute to achieving this.

12.2 Leisure and cultural activities are important to residents of all ages in the Borough. In particular, Surrey's `Ageing Well Strategy` pledges include the need to encourage older people to be active, and

be informed about how to stay healthier both physically and mentally and Waverley's own Strategy for Ageing Well 1 contains a five year action plan.

12.4 The provision of new or improved recreation facilities can have wider benefits, such as supporting healthier lifestyles and to reduce obesity. These facilities may be **formal** (sports pitches or indoor sports facilities) or **informal**, including measures aimed at promoting walking or cycling, including the provision of new and improved footpaths, bridleways and cycleways. This is supported by the Council's Infrastructure Delivery Plan (IDP)² which identifies potential opportunities for enhancing the Borough's Green Infrastructure by linking routes to others outside the Borough boundaries.

Page 12-3 **Play Areas**

12.13 There are currently 73 equipped Borough- and Parish/Town Council-owned play areas in Waverley. These include skate parks and a small number of hard surface ball courts. **A deficiency in provision for children and young people overall, has been identified in Waverley and redressing this is one of the Council's corporate priorities.** The Council incorporates Surrey County Council standards supporting safer routes to play spaces to be integrated into the design and improvement to proposed schemes

Page 12-4

12.17 The Play Area Strategy 2015 - 2024 identifies seven wards that fall below the Waverley average for both equipped play provision and the Fields in Trust standard for informal play space: Cranleigh East, Farnham Bourne, Farnham Moor Park, Farnham Shortheath and Boundstone, **Godalming Binscombe, Godalming Charterhouse**, and Milford. Other wards have significantly less than average equipped play provision, but more informal play space.

Page 12-7

Policy LRC1: Leisure, Recreation and Cultural Facilities

Proposals for new residential development will be expected to make provision for **play space** in accordance with Fields in Trust standards as set out in Table 1.

The Council will seek to secure the provision of **new pitches** or contributions towards improvements to existing pitches taking account of the local standards set out in Table 2, to ensure that there is adequate provision made in the Borough.

The Council will seek positive measures and co-operative action to secure appropriate **public access for water-based and waterside recreation**, provided it does not conflict with nature conservation interests.

Leisure, recreation and cultural facilities will be safeguarded from development. If the use of an existing facility is to be changed, evidence must be presented demonstrating that,

- a) the existing use is no longer required or viable;
- b) no other leisure, recreation or cultural provision is required or appropriate in that area; or
- c) alternative provision of a suitable scale and type can be made.

Where a need arises for new or improved facilities as a direct result development then appropriate contributions of **on-site provision** will be sought in accordance with Policy ICS1. The Council will encourage the provision of new open space, sports, leisure and recreation facilities and the promotion of outdoor recreation and access to the countryside, taking account of the evidence in the Open Space, Sport, Leisure and Recreation (PPG17) Study 2012; the Waverley Playing Pitch

Strategy March 2013; and the Waverley Play Area Strategy 2015 – 2024, provided they accord with relevant national and local planning policies.

Page 13-2

Policy RE1: Countryside beyond the Green Belt

Within areas shown as Countryside beyond the Green Belt on the Proposals Map, the intrinsic beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

Page 13-15

13.40 The NPPF states that in preparing plans to meet development requirements, the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, ... There is strong support for the retention of these local designations among Waverley residents

13.47 The Area of Strategic Visual Importance (ASVI) designation affects certain areas of land around Farnham, Godalming, Haslemere and Cranleigh. The areas are designated because they are considered to play an important role in preventing the coalescence of settlements or because they are areas of open land that stretch into the urban area. They are considered to be 'strategic' because of the role they play in maintaining the urban character of Farnham, Godalming, Haslemere and Cranleigh.

Page 13-19 **Godalming Hillside**s

13.51 Godalming's historic core lies in the Wey Valley and it is surrounded by steep wooded hillsides. All the long views from the town centre feature attractive wooded slopes and the encircling woodland gives the town centre a special distinctive character. This area was originally designated in 1984.

13.52 The Local Landscape Designation Review supports this designation and confirms that the wooded hillsides help to give a unique landscape character around the town.

13.53 The Council agrees that the designation should be retained although its precise boundaries will be reviewed in Local Plan Part 2 to reflect any new developments that have taken place.

Page 13-20

Policy RE3: Landscape Character

New development must respect and where appropriate, enhance the distinctive character of the landscape in which it is located.

Surrey Hills Area of Outstanding Natural Beauty

The character and qualities of the Surrey Hills Area of Outstanding Natural Beauty (AONB) will be protected, including through the application of national planning policies and the Surrey Hills AONB Management Plan. The setting of the AONB will be protected where development outside its boundaries harm public views from or into the AONB.

The Area of Great Landscape Value

The same principles for protecting the AONB will apply in the Area of Great Landscape Value (AGLV), which will be retained for its own sake and as a buffer to the AONB, until there is a review of the Surrey Hills AONB boundary.

...

...

Godalming Hillside

The Godalming Hillside designation will be retained, with its detailed boundary to be reviewed in Local Plan Part 2. Development will not be acceptable on the Godalming Hillside, as shown on the Policies Map, unless the Council is satisfied that the development would not diminish the wooded appearance of the hillside and result in a loss of tree cover to the detriment of the area and the character and setting of the town.

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Water

Page 2-5

2.16 Flood risk in Waverley originates from a number of sources - rivers, surface water, sewers, groundwater and artificial water bodies. Although a greater emphasis is placed on flooding from rivers, surface water flooding and groundwater emergence are the other main sources of flood risk.

Page 3-2 **Vision for 2032**

14. Measures will have been taken to adapt to the effects of climate change, which will include steps to **minimise the risk of flooding** and **reduce demand for water** and support the adaptation of buildings to cope with extremes of heat and cold in an energy efficient manner.

Page 4-2 **The Local Plan Objectives**

20. To ensure that new development is located and designed to **manage** and **reduce** its risk from flooding.

Air

Page 2-6

2.20 In common with Surrey as a whole, the Borough also has relatively high car ownership, and the impact of vehicles has contributed to the identification of two Air Quality Management Areas in Waverley. These affect parts of the centres in Farnham and Godalming.

Page 2-10

2.41 the impact of new development on climate change can be reduced by locating it where possible in places where it is not entirely necessary to rely on having access to a car, by the design of carbon neutral homes which seek to achieve energy and water efficiency through sustainable construction and by increased use of renewable energy.

Page 3-1,2 **Vision for 2032**

2. ... Most of the new development will be located in and around the main settlements ... which have the best available access to jobs, services, housing, community facilities, leisure and recreation so as to minimise the need to travel and maximise the opportunities to travel by means other than the car.

3. ... Measures to improve access to public transport, and to improve and support access to facilities on foot or by cycle will have been supported.

13. Waverley will have become more sustainable through measures to combat the effects of climate change and secure reductions in greenhouse gas emissions. This will have been achieved by locating most new buildings in areas that reduce the need to travel and ensuring that through their design and construction, new buildings produce lower carbon emissions.

14. Measures will have been taken to adapt to the effects of climate change, which will include steps to minimise the risk of flooding and reduce demand for water and support the adaptation of buildings to cope with extremes of heat and cold in an energy efficient manner.

Page 4-1,2 **The Local Plan Objectives**

6. To support measures that promote sustainable transport, including improvements to public transport and improved facilities for pedestrians and cyclists

19. To reduce the emissions that contribute to climate change and minimise the risks resulting from the impact of climate change.

Items of potential concern that the sub-group should consider

Removal of land from the Green Belt

Page 13-3

Removal of land south east of Binscombe, Godalming

13.12 This piece of land is predominantly in agricultural use. It helps to define the western edge of Godalming, but does not contain it. The removal of this piece of land from the Green Belt would effectively round-off the settlement and not affect the openness of the countryside in this area. This area is to be removed from the Green Belt as shown on Plan 1.

Page 13-4

Removal of Land between Aaron's Hill and Halfway Lane, Godalming

13.13 This area of land directly adjoins the boundary with Guildford Borough. There is no physical boundary to show this on the ground.

13.14 This piece of land is open, arable landscape with extensive views to the north-west. There is the opportunity to re-define the urban edge using Halfway Lane/ Westbrook Lane to the north without significant intrusion into open countryside.

13.15 Subject to further discussions with Guildford Borough Council, the area shown on Plan 2 could be suitable for removal from the Green Belt. There is currently insufficient information on its deliverability for housing. Therefore, this matter will be considered further in Local Plan Part 2.

Page 13-13

Policy RE2: Green Belt

The Metropolitan Green Belt as shown on the adopted Local Plan Proposals Map will continue to be protected against inappropriate development in accordance with the NPPF. In accordance with national planning policy, new development will be considered to be inappropriate and will not be permitted unless very special circumstances can be demonstrated.

Certain forms of development are not considered to be inappropriate in the Green Belt. Proposals will be permitted where they do not conflict with the exceptions listed in national planning policy.

The following changes to the Green Belt are made in this Plan:

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

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

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

Area of Great Landscape Value (AGLV) vs Area of Outstanding Natural Beauty (AONB) protection

Page 13-14

13.34 In 1958 and 1971 the County Council designated parts of Surrey as an Area of Great Landscape Value (AGLV) for its own intrinsic value. Additional areas in Waverley were designated in 1984. The AGLV is a local landscape designation that complements the AONB. It affects six of the Surrey districts. For much of the area in Waverley, the AONB and AGLV designations are contiguous. However, there are significant areas around Farnham and Godalming, and in the south eastern part of the Borough where the AGLV designation extends beyond the AONB and therefore under the NPPF does not have the same status of protection.