

11.3 Landscape character:  
study area B

11.3.1 Country Park

The country park will be a large open space for passive recreation. The more naturalistic character could be created by the blue infrastructure network of wet meadows and woodlands which both attenuates future stormwater as well as creating a habitat rich landscape. Areas of existing woodland should be enhanced with large areas of new broad leaf tree planting which will greatly increase the carbon storage capacity of the overall site and will help to create connected wildlife corridors.



Country Park recreation precedent



Wetland meadows. Credit: Andropogon Associates



Recreation space



11.3.2 Runway park

The legacy of the primary runway should be translated into a new urban park. An alley of canopy trees could reinforce the linearity of the runway connecting the recreation park to the west and the town centre to the east.



Linear park example, Letchworth  
Credit: Peter O'Connor



Allee of trees along a street

11.3.3 Peri-track

The legacy of the peri-track should be retained as an active travel corridor with dedicated lanes for fast travel (running, cycling) and more leisurely travel. The peritrack should link into the overall Country Park circulation routes.



The peri-track could be a distinctive feature. Credit: MASU planning



Park cycleway with interactive pavilions along its length. Credit: Fred Romero



**WAVERLEY BOROUGH COUNCIL**

**OVERVIEW & SCRUTINY / EXECUTIVE**

**3 NOVEMBER 2021 / 9 NOVEMBER 2021**

---

**Title:**

**Dunsfold Park Garden Village**  
**Supplementary Planning Document - Consultation**

---

**Portfolio Holder:** Cllr L Townsend, Portfolio Holder for Dunsfold Park &  
Cllr A MacLeod, Portfolio Holder for Planning Policy

**Head of Service:** Zac Ellwood, Planning and Economic Development Services

**Key decision:** Yes

**Access:** Public

---

**1. Purpose and summary**

The purpose of this report is to seek views of Overview and Scrutiny Committee on the draft Dunsfold Park Garden Village (DPGV) Supplementary Planning Document (SPD). These views will then be fed through to the which will be asked to authorise a public consultation on the draft SPD.

The long-term objective (circa February 2022), is that the SPD is adopted as a material planning consideration to be taken into account when determining future planning applications associated with the site and guiding the discharge of the masterplan condition associated with the outline planning application.

**2. Recommendation**

Overview and Scrutiny are requested to make observations and recommendations to the Executive on the proposed SPD.

**3. Reason for the recommendation**

To comply with Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 ("the Regulations"), the SPD must be subject to a public consultation. Overview and Scrutiny Committee views are on the draft SPD, before it is finalised for the consultation.

## 4. **Background**

DPGV is identified in the Local Plan Part 1 as a strategic site allocation (the largest such site in the Plan) with the expectation to deliver 2,600 dwellings and 26,000 sq. m of business floor space over the plan period (to 2032). Local Plan Part 1 includes two policies associated with Dunsfold: Policy SS7 – New Settlement at Dunsfold Aerodrome and Policy SS7A – Dunsfold Aerodrome Design Strategy. Together these policies provide a comprehensive framework for development and delivery of the Dunsfold Park new settlement and include tools and mechanisms for delivering a high-quality new place (including design review and details on the masterplan).

A hybrid planning application for 1,800 homes and 24,699 sq. m (plus various other uses) was granted permission by the Secretary of State on 29 March 2018 (WA/2015/2395). A new access from the A281 into the site was granted full planning permission in October 2019 (WA/2019/1278) and this was followed by a non-material amendment to the original consent. The first reserved matters application was agreed in February 2021 (WA/2020/1697) and relates to the delivery of a roundabout at the end of the new access.

In parallel to the above, a significant amount of work had been undertaken on the evolved masterplan in preparation to discharge condition 8 of the outline permission, this included an early public consultation undertaken by Dunsfold Aerodrome Limited (DAL) in late 2019.

Dunsfold Park new settlement was granted Garden Village status by Ministry of Housing, Community and Local Government (MHCLG) in 2019.

In early 2021, Waverley was informed that the current owner (Trinity College Cambridge) was seeking to dispose of the site. The programme of disposal is ongoing with an expectation that a new owner be in place by the end of 2021.

Given the change in circumstance, it was deemed appropriate to produce an SPD. This will support the policies of the local plan, set out the clear expectations and vision for the site considering the garden village status and give clear guidance around a masterplan framework.

Allies and Morrison LLP have been commissioned to undertake the work. Not only will this relate to the policies of the Local Plan, but also reflect the recent national design guidance set out in the National Model Design Code and the related guidance notes.

### 4.1 **SPD content**

The SPD is intended 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 structure of the document is set out as follows:

- *Part A: Context* – This section sets the scene for the SPD, outlining its purpose and providing guidance on the use of the document, describing its relationship to the wider policy context, and summarising the engagement undertaken to inform the development of the masterplan, including the design review.
- *Part B: Masterplan framework* – This section sets out the overarching vision for the future development of the site with broad thematic statements, will provide illustrated explanation of the framework principles, and provide guidance on how the vision and principles could be interpreted in different scenarios, and will set out a sequence of framework plans based on a hybrid option for the future development of the site.
- *Part C: Site-wide design guidance* – This section provides succinct design guidance organised under intuitive headings, supported by clear statements and illustrations of the parameters to be adhered to, and cross-referenced to the vision thematic statements.
- *Part D: Character areas* – This section provides place-based guidance describing the specific conditions to be achieved in different built and natural-character areas, using indicative layouts and unpacked using themed bullet points.

## 4.2 Public consultation

Under the Regulations, there is a requirement for the Council to undertake a minimum of four week, but no longer than six-week, public consultation on all SPDs. Given the timeframes a four-week consultation is proposed. The following tools will be utilised:

- Direct letter to adjacent residents of the site (following normal development management processes);
- Direct letter to address points on Dunsfold Park including the business park;
- Exhibitions to be held on two occasions over three days at a venue close to Dunsfold Park;
- Two facilitated workshops with an invited audience;
- Webinar and Q&A session;
- Recorded presentation to be accessible on the Waverley website,
- Advisory Group meeting (including the local Parish Council's);
- Various press releases and social media updates.

Whilst the consultation is targeted, anyone with an interest is welcome to participate. The comments will be collated, considered and used to inform any necessary changes to the SPD prior to adoption.

Subject to approval by the Executive, it is intended that the consultation will commence on Monday 15<sup>th</sup> November and finish on Monday 13<sup>th</sup> December.



## 4.3 Design Review

Design South East (D:SE) has been involved in the Dunsfold Park Garden Village for some time, providing various design reviews to DAL throughout the evolution of the masterplan work. It has also presented various master planning and design training events for Waverley and appointed representatives related to the Dunsfold project.

For the SPD it has been commissioned to undertake a series of design reviews at various stages. This will provide an independent review of the documentation to ensure the content will meet the vision for the site as set out in the Local Plan (as well as the garden community principles). An initial briefing session will be held on 27 October, a full panel review will be held during the public consultation (to which the Advisory Group will be invited) and a final post consultation, pre-adoption follow-up session will be held early in the new year.

This process will help inform the evolution of the SPD through to adoption.

## 4.4 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). The report sits at Annex 2.

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 Heath 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 the wider public consultation.

## **5. Relationship to the Corporate Strategy and Service Plan**

The Dunsfold Park Garden Village SPD is directly related to the Corporate Strategy and will ensure the successful delivery of the new settlement. It will also support the following:

- Local, open and participative governance – through the public consultation,
- A strong resilient local economy – through supporting appropriate growth at Dunsfold Park Business Park,
- Climate emergency and the environment – through embedding sustainable development and climate change mitigation throughout the document,
- Good quality housing for all income levels and age groups – this is a key requirement of the Section 106 agreement and tenure neutrality will be a key expectation,
- Effective strategic planning and development management to meet the needs of the community – through setting out a clear vision for the site and expectations on how that vision should be met,

The Dunsfold Park Garden Village is a major project for the Council. As such the SPD will support the timely delivery of the new settlement.

## **6. Implications of decision**

### **6.1 Resource (Finance, procurement, staffing, IT)**

Grant of £280,000 has been receipted to date relating to Dunsfold Garden Village funding to date from Homes England. Currently £263,000 remains unspent on the balance sheet.

Costs of circa £100,000 are estimated at this time, which will be fully funded from this grant.

### **6.2 Risk management**

The report seeks observations from the Overview and Scrutiny Committee so that they can be considered by Executive when deciding if a public consultation can go ahead at this time.



Given the recent changes in ownership and uncertainty that has brought, it is deemed sensible to bring forward an SPD to support the discussions with the new developer and their partners, but to also give clarity to the community over the expectations for the development. The SPD develops the policies of Local Plan Part 1.

## **6.3 Legal**

This supplementary planning documents should build upon and provide advice and guidance on policies in an adopted local plan. As it will not form part of the development plan, it cannot introduce new planning policies into the development plan. It will however be a material consideration in decision-making.

## **6.4 Equality, diversity and inclusion**

There are no direct equality, diversity or inclusion implications in this report. Equality impact assessments are carried out when necessary across the council to ensure service delivery meets the requirements of the Public Sector Equality Duty under the Equality Act 2010.

## **6.5 Climate emergency declaration**

The intention is to embed the ambitious expectations of Waverley Borough Council related to sustainable development and climate change mitigation throughout all sections of the SPD.

The SPD will create a framework to ensure that every planning decision will be considered in light of the declared climate emergency in the context of the existing Local Plan framework.

## **7. Consultation and engagement**

- 7.1 To date various early stakeholder meetings have been undertaken to help shape the draft SPD. This has included discussions with the AONB Officer, Sustainability Manager, Sustainable Travel Projects Officer, SCC Highways, and the Dunsfold Park Advisory Group (that includes representatives from the local Parish Councils).
- 7.2 Overview and Scrutiny Committee comments to be added following 3<sup>rd</sup> November meeting.

## **8. Other options considered**

- 8.1 Do nothing – in this option no SPD would be created and there would be reliance on pre-application discussions to move the development forward. Whilst common on smaller sites, the very strategic nature of Dunsfold Park Garden Village is such that having a strong framework with public engagement at the outset will both accord with the garden community principles but also ensure that Waverley's vision for the site is clearly defined.

**9. Governance journey**

- 9.1 This report will be presented to O&S on 3 November followed by Executive on 9 November for agreement to consult. Following consultation, the document will be presented to O&S, Executive and Full Council for adoption in February 2022.

**Annexes:**

**Annexe 1** – Draft Dunsfold Park Garden Village SPD (for consultation)

**Annexe 2** – 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)

**Annex 3** - Report on the determination of the need for assessment under the Conservation of Habitats & Species Regulation 2017 (as amended)

**Annex 4** – Proposed list of consultees

---

**Background Papers**

There are no background papers, as defined by Section 100D(5) of the Local Government Act 1972).

---

**CONTACT OFFICER:**

Name: Sarah Wells  
Position: Planning Projects Team Leader  
Telephone: 0148 523488  
Email: sarah.wells@waverley.gov.uk

Agreed and signed off by:

Planning Policy Manager on behalf of Head of Service: 20 October 2021

Legal Services: 20 October 2021

Head of Finance: 18 October 2021

Strategic Director:

Portfolio Holder (Dunsfold Park): 18 October 2021

Portfolio Holder (Planning Policy): 21 October 2021 (by phone, email awaited)



### **Factual Update - Dunsfold Park**

1. Dunsfold Park is allocated for a new settlement in Local Plan Part 1 under Policies SS7 and SS7A. Policy SS7 allocates the site for around 2,600 homes to be delivered by 2032 together with a range of other infrastructure including:
  - An expanded business park;
  - A local centre;
  - The provision of local and strategic open space;
  - On and off site leisure facilities;
  - Necessary highways improvement works; and
  - Reinforcement of existing utility infrastructure
2. The site already benefits from a hybrid planning permission that was granted on 29 March 2018 (LPA Ref: WA/2015/2395).

#### **Hybrid Planning Permission**

3. The description of development is as follows:  
***Part outline** – proposal for a new settlement and residential development comprising 1,800 units (Use Class C3), plus 7,500 sqm care accommodation (C2 use), a local centre to comprise retail, financial and professional, cafes/restaurant/takeaway and/or public house up to a total of 2,150 sqm (Use Classes A1, A2, A3, A4, A5); new business uses including offices, and research and development industry (Use Class B1a and B1b) up to a maximum of 3,700 sqm, storage and distribution (Use Call B8) up to a maximum of 11,000 sqm; a further 9,966 sqm of flexible commercial space (B1(a), B1(c), B2 and/or B8); non residential institutions including health centre, relocation of the existing Jigsaw School into new premises and provision of new community centre (Use Class D1) up to a maximum of 9,750sqm a two – form entry primary school; open space including water bodies, outdoor sports, recreational facilities, canal basin and nature conservation areas; public transport routes, footpaths and cycleways; landscaping; the removal of three runways; all related infrastructure including roads, car and cycle parking, energy plant and associated equipment; water supply. Telecommunications, drainage systems and waste water treatment facilities and **part Full** application for the demolition of 8,029sqm of existing buildings and the retention of 36,692sqm of existing buildings, for the future use for a specified purpose as defined by the Use Classes as specified in the schedule of buildings and their uses; and the temporary use of Building 132 for a construction headquarters.*
4. The residential element of the development currently has outline planning permission only.

5. A copy of the Secretary of State's decision and conditions can be found at **Appendix 1**.
6. The planning permission is accompanied by a S.106 agreement. A copy of the S.106 agreement can be found at **Appendix 2**. A summary of the infrastructure requirements set out in the S.106 agreement is included at **Appendix 3**.
7. The table below summarises the infrastructure needed to support Dunsfold Park and the trigger points for its provision.



Infrastructure Type	Trigger point for provision
Cranleigh Leisure Centre Contribution	This is a financial contribution to be paid in 4 stages across the build out. The first instalment is prior to the first occupation, the second instalment is due after planning permission has been granted for the redevelopment of Cranleigh Leisure Centre or within 28 days of the occupation of the 500 <sup>th</sup> dwelling. The third instalment is due either after commencement of the redevelopment of the Cranleigh Leisure Centre or within 28 days of the occupation of the 1,000 dwelling. The fourth instalment is due either after practical completion of the Cranleigh leisure Centre or within 28 days following the occupation of the 1,500 <sup>th</sup> dwelling.
Surrey Police Equipment Contribution	<p>A financial contribution as follows is required:</p> <ul style="list-style-type: none"> <li>• Instalment 1 - £44,987.33 prior to the occupation of the 100<sup>th</sup> dwelling</li> <li>• Instalment 2 - £19,189.66 prior to the occupation of 350<sup>th</sup> dwelling</li> <li>• Instalment 3 - £5,189.66 prior to the occupation of 700 dwelling</li> <li>• Instalment 4 – the remainder of the contribution prior to the occupation of the 1,100 dwelling.</li> </ul> <p>If Surrey Police decide they would prefer a premises on site rather than a financial contribution towards equipment, payment of a premises contribution will be required prior to the 700<sup>th</sup> occupation.</p>
Health Centre	A marketing strategy for the site is required so the site can be provided as a serviced plot before the 1,250 <sup>th</sup> occupation. The marketing strategy must be submitted to the Council between the 1,000 and 1,250 <sup>th</sup> occupation.
Community Centre	The specifications for the community centre will need to be submitted and approved by the council prior to the occupation of the 450 <sup>th</sup> dwelling. The community centre must be completed prior to the occupation of the 500 <sup>th</sup> dwelling.
Village Centre	Approval for the layout of the village centre must be obtained prior to the 450 <sup>th</sup> occupation.
Shalford Highway Works	To be completed prior to the completion of the 500 <sup>th</sup> dwelling.
Highway Contributions and Further Highway Works	<ul style="list-style-type: none"> <li>• Alfold Road/Wildwood Lane – a financial contribution to be paid prior to the occupation of the first dwelling.</li> </ul>

Infrastructure Type	Trigger point for provision
	<ul style="list-style-type: none"> <li>• Guildford Transport Mitigation Scheme – a financial contribution to be of £5m in total to be provided in four instalments linked to the completion of the 450<sup>th</sup>, 900<sup>th</sup>, 1350<sup>th</sup> and 1500<sup>th</sup> dwellings.</li> <li>• Rights of Way Improvement Contribution – a financial contribution of £200,000 to be paid prior to the completion of the 500<sup>th</sup> dwelling.</li> <li>• Transport Mitigation Contribution – a financial contribution of £2.6m to be paid prior to the completion of 500<sup>th</sup> dwelling.</li> <li>• Completion of the Bramley traffic signal works to be completed prior to the occupation of 500<sup>th</sup> dwelling.</li> </ul>
Bus Service Infrastructure	<ul style="list-style-type: none"> <li>• To be provided in accordance with an approved specification and programme. The specification and programme needs to be approved by the Council prior to the occupation of 50<sup>th</sup> dwelling.</li> </ul>
Transport Funds	<ul style="list-style-type: none"> <li>• Payment of an Unforeseen Transport Impacts Fund Contribution (£20,000), Monitor and Manage Contribution (£20,000) to be made to the County Council prior to the commencement of the outline element of the scheme.</li> </ul>
Primary School and Early Years Facility	<ul style="list-style-type: none"> <li>• Provision of a primary school and a nursery on site, either by DAL or by the County Council. If DAL are providing the school and nursery then the specification for both needs to be submitted to and approved by the council prior to the first occupation. The first form entry and first nursery room to be completed prior to the 400<sup>th</sup> occupation. The second nursery room to be provided prior to the 650<sup>th</sup> occupation. The second form entry for the primary school and third nursery room to be provided prior to the 1,200 dwelling.</li> <li>• If the County Council are providing the school and nursery then DAL must provide a serviced site for the nursery and school prior to the 100<sup>th</sup> occupation on site. Prior to development commencing a financial contribution of £1,5434,326 must be paid to the County Council.</li> <li>• The balance of the contribution is to be paid to the Council prior to the 200<sup>th</sup> occupation.</li> </ul>

Infrastructure Type	Trigger point for provision
Additional Nursery Provision	<ul style="list-style-type: none"> <li>The existing nursery on site is to be increased to 72 spaces prior to the occupation of the 250<sup>th</sup> dwelling.</li> </ul>
Secondary school	<ul style="list-style-type: none"> <li>Payment of a secondary school contribution of £3,345,385 prior to the occupation of the 450<sup>th</sup> dwelling.</li> </ul>
Bus Service	<ul style="list-style-type: none"> <li>Not to allow more than 49 occupations on site until the scope of the bus service has been submitted to the Council. Development of the first reserved matters is not permitted until DAL have entered into a funding arrangement for the provision of the bus service. Not to occupy 50% of the reserved matters area until the financial contribution for the bus service in the reserved matters area has been paid.</li> <li>There are to be 4 bus services. Bus service A must be operational between the 50<sup>th</sup> and 100<sup>th</sup> occupation on site. Bus service B must be operational between the 100<sup>th</sup> and 400<sup>th</sup> occupation on site. Bus service C must be operational between the 400<sup>th</sup> and 1100<sup>th</sup> occupation on site. Bus service D must be operational from the 1100<sup>th</sup> occupation on site.</li> <li>Bus service A comprises a flexible bus service to serve the site designed around the needs of new residents and employees working at the existing buildings or non residential units.</li> <li>Payment of £250,000 prior to the occupation of the 50<sup>th</sup> dwelling to cover the costs of any shortfall in the bus service operating during the construction period.</li> </ul>

## Reserved Matters Applications

8. One reserved matters application has been received and was approved on 17 February 2021 (LPA Ref: WA/2020/1697).
9. The description of development of the reserved matters approval was:  
  
*“Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline permission WA/2015/2395 for new roundabout and associated works (as amplified by plans received 04/02/2020).”*
10. The reserved matters application follows the grant of full planning permission for an access road from the A281 into the Dunsfold Park site to serve the existing employment uses on the site and new settlement. Further details regarding the full planning permission can be found under section ‘Other Permissions Relating to the New Settlement at Dunsfold Park’.
11. The new roundabout and associated works which were the subject of a reserved matters approval would connect onto the end of the access road.
12. To date no reserved matters applications for the residential elements of the development have been submitted to the Local Planning Authority.

## Discharge of Conditions Applications relating to the hybrid planning permission

13. The hybrid planning permission is accompanied by 47 conditions. Conditions 1 to 38 relate to the outline element of the permission only. Conditions 39 to 47 relate to the full element of the permission. For the residential element of the new settlement conditions 1 to 38 apply.
14. To date none of the conditions attached to the consent have been discharged.
15. The majority of the conditions are worded to allow a phased approach to the submission of documents (For example ‘No development of a phase or sub phase’) which minimises the extent of up front information. 9 of the conditions on the outline permission are pre-commencement conditions (7, 10, 11, 12, 21, 23, 31, 33, 36).

## Other Permissions Relating to the New Settlement at Dunsfold Park

16. The other planning permission of relevance is a full planning permission granted on 1 November 2019 for the construction of a new access road including landscaping and infrastructure from the A281 (to serve existing commercial uses and new settlement permitted by WA/2015/2395). The planning application reference for the full planning permission was WA/2019/1278).
17. The planning permission has 16 conditions attached. Four of the conditions are worded as pre-commencement conditions.

18. These are:

- Condition 6 (Construction Environmental Management Plan) – the Council has received an application to discharge this condition and the condition was fully discharged on 10 August 2020
- Condition 10 (Written Scheme of Investigation for Archaeology) – The Council has received an application to partially discharge this condition in so far as agreeing the written scheme of investigation prior to archaeological works commencing on site. The Council partially discharged this condition on 18 February 2020. The condition can be fully discharged once the results of the Archaeological investigations have been submitted to the Council and approved. To date the Council has not received any applications to complete the discharge of this condition.
- Condition 12 (Tree Protection Plan and Arboricultural Method Statement) – The Council has received an application to discharge this condition and the condition was fully discharged on 3 August 2020.
- Condition 15 (Details of SuDs)- The Council received an application to discharge this condition and it was fully discharged on 16 September 2020.

19. The new access road will need to be completed prior to the residential elements of the hybrid permission are constructed.

Phasing of the Development

20. The planning permission allows for the site to be developed on a phased basis. This is confirmed by Condition 7 attached to the hybrid planning permission (WA/2015/2395) which requires a phasing plan to be submitted to the local planning authority.

21. To date the phasing plan has not been formally submitted to the Council for discussion.

Organisations Responsible for Constructing the Infrastructure associated with Dunsfold Park

22. The 'master developer' (comprising signatories to the S106) will be leading on the delivery of the new access road, and on site infrastructure.

23. The 'master developer' will be providing serviced housing parcels, which will then be delivered in partnership with housing providers.



Haslemere Herald

Thursday, 4<sup>th</sup> August 2022

## Dunsfold sale collapses

THE SALE of Waverley's largest brownfield site, Dunsfold Park, has fallen through – representing a major setback for the borough's Local Plan.

The aerodrome south of Godalming is a key site in Waverley Borough Council's attempts to meet government housing targets, earmarked to deliver up to 6,000 homes.

However, delivery of these homes have been delayed after owners Trinity College Cambridge put the aerodrome up for sale in 2021 – and now look set to be delayed further after its sale to an American asset management firm collapsed this week.

A council spokesperson said: "Waverley has been advised

the sale of Dunsfold Park to Columbia Threadneedle Investments will not be proceeding.

"The council is reassured that the current owners, Trinity College and The Rutland Group, continue to progress the infrastructure and other works necessary to enable the delivery of the new garden village, including the construction of the new access road to serve the housing.

"At present, we have not seen Trinity College's immediate plans for ownership of the site and will consider options when they become clear. We look forward to continued positive engagement with the current or any future owners of the site."

Subject: Position Statement: Update on delivery of Dunsfold Park New Settlement  
From: DAL, c/o Bidwells  
Date: 26 August 2022



## UPDATE ON DELIVERY OF DUNSFOLD PARK NEW SETTLEMENT

---

### Introduction and Purpose of Document

This note follows a request from Waverley Borough Council (WBC) to Dunsfold Airport Ltd (DAL) and Bidwells (who are directly instructed by DAL) to provide information to aid the preparation of the Council's Five Year Housing Land Supply Position Statement, housing trajectory and general understanding of housing delivery at Dunsfold Park.

This is a fuller note to earlier submissions to provide additional information on actions in place to deliver Dunsfold Park New Settlement (DPNS) to more clearly substantiate the intended programme for housing delivery.

### Overarching Position of the Parties

All parties are wholly committed to the delivery of DPNS. This includes a commitment to the current hybrid planning consent (WA/2015/2395) and the delivery of homes pursuant to it. There is a Planning Performance Agreement between the parties to cover related matters and a shared agreement of the sequence of actions/works to achieve the timely delivery of homes on the site.

### Sale Status, Ownership and Delivery

DAL has been the owner of the whole site, prior to the submission of the current principal planning consent for DPNS (WA/2015/2395) and continues to be so. DAL is a wholly owned subsidiary of Trinity College Cambridge.

DAL had elected to sell Dunsfold Park and invite a new party to deliver the DPNS. It is well-known that Columbia Threadneedle Investments (CTI) had been in prime position to purchase the site and become the new master developer. That prospective sale has now been terminated. This has not changed the course or prospects for DPNS, because DAL continues to take actions to deliver it. This will ensure the development will continue without delay. DAL, under Trinity College, is an experienced developer, with in-house expertise and an instructed professional team, which together is capable to deliver the site to completion, if required.

The details within this Position Statement demonstrate that the necessary actions are in place to ensure the current principal consent is pursued to lead to the delivery of homes at Dunsfold Park.

#### Ownership

The freehold owner of the substantive part of the site (the airfield) is DAL. The freehold owner of the northern business park is Trinity College Cambridge. DAL is a subsidiary that is wholly owned by Trinity College Cambridge.

#### Developer and Promoter

As well as having ownership responsibilities described above, DAL is the experienced master developer and continues to work with Rutland (DAL), the site's previous owners, as promoters of the site.

## Planning Update

### 1) Planning matters

Hybrid planning permission was approved on 29 March 2018 (Ref. WA/2015/2395) for Dunsfold Park New Settlement (DPNS), comprising 1,800 dwellings, with associated commercial floorspace, facilities, amenities and landscaping. Full description of development:

*Part Outline proposal for a new settlement with residential development comprising 1,800 units (Use Class C3), plus 7,500sqm care accommodation (Use Class C2), a local centre to comprise retail, financial and professional, cafes / restaurant / takeaway and/or public house up to a total of 2,150sqm (Use Classes A1, A2, A3, A4, A5); new business uses including offices, and research and development industry (Use Class B1a and B1b) up to a maximum of 3,700sqm; light and general industry (Use Class B1c and B2) up to a maximum of 7,500sqm; storage and distribution (Use Class B8) up to a maximum of 11,000sqm; a further 9,966sqm of flexible commercial space (B1(b), B1(c), B2 and/or B8); non-residential institutions including health centre, relocation of the existing Jigsaw School into new premises and provision of new community centre (Use Class D1) up to a maximum of 9,750sqm; a two-form entry primary school; open space including water bodies, outdoor sports, recreational facilities, canal basin and nature conservation areas; public transport routes, footpaths and cycleways; landscaping; the removal of three runways; all related infrastructure including roads, car and cycle parking, energy plant and associated equipment, water supply, telecommunications, drainage systems and waste water treatment facilities; and part Full application for the demolition of 8,029sqm of existing buildings and the retention of 36,692sqm of existing buildings, for their future use for a specified purpose as defined by the Use Classes as specified in the schedule of buildings and their uses; and the temporary use of Building 132 for a construction headquarters.*

Since this submission, there have been concerted actions to advance the permission, not least being the approvals of the following related applications to DPNS:

- Application WA/2019/1278 for the construction of a new access road, including associated landscaping and infrastructure, from the A281 (to serve existing commercial uses and the new settlement permitted by WA/2015/2395). This application was granted consent on the 01/11/2019. This full application was submitted to obtain consent for a different access detail to that consented by the Outline/Hybrid Application, because following the Consent the applicant was able to secure additional land to provide a more direct link to the A281 that does not require a bridge over the canal or any impact to ancient woodland or flood zone 2 or 3, resulting in a quicker construction programme to deliver the first part of development.
- A Non-Material Amendment (ref: NMA/2020/0050) to align the Parameter Plans of the Outline/Hybrid consent to the new consented details for the A281 access (WA/2019/1278).
- In addition, a Reserved Matters Application (RMA) has been approved (reference WA/2020/1697) for a new roundabout with associated works. This application was granted consent on 16/02/2021 and serves to provide a junction between the A281 access road (WA/2019/1278) and the internal roads within the site.
- A Non-Material Amendment application (NMA/2022/01365) to clarify the reference within the description of development to planning permission WA/2015/2395 to include reference to the 'light and general industry' floorspace consented.
- A Non-Material Amendment application (NMA/2022/01593) to improve the clarity to the wording of Condition 10 (Archaeology) of planning permission WA/2019/1278.
- A Non-Material Amendment application (NMA/2022/01579) for amendments to the wording of planning conditions 11 (Archaeology), 21 (Construction Transport Management Plans) and Condition 23 (Internal routes) of WA/2015/2395 to support the current delivery programme.

Across 2022, DAL, has already submitted numerous applications in relation to progressing the delivery of the scheme. Some of these applications have already been determined and are described above. Other applications that are currently undetermined predominantly comprise a range of non-material amendment applications and discharge of pre-commencement condition applications, along with a reserved matters application for landscaping matters as a first part of the Country Park. These include:

- WA/2022/02082: An application for reserved matters to utilise the soils from across the Dunsfold Park site as part of a landscaping scheme, related to the Country Park, to the west and south of Dunsfold Park
- WA/2019/1278/DR1: Discharge Condition 10 (Archaeology) of WA/2019/1278 to support the delivery of the A281 access road.
- WA/2015/2395/DR1: Part-discharge Condition 11 (Archaeology) of WA/2015/2395 to support the delivery of the RMA Roundabout (with full discharge of this specific section).
- WA/2015/2395/DR2: Discharge Condition 31 (Contamination) and Condition 36 (Soils) of WA/2015/2395 in relation to ground conditions as a package of enabling works to prepare the site for housing construction.
- NMA/2022/01845: A Non-Material Amendment application in reference the wording of Condition 18 (spine road construction) of WA/2015/2395 to enable 'associated works' as part of the A281 Access Road works package.

Alongside the planning actions is a host of related actions to progress works on site, most notably:

## **Infrastructure work: Access Road**

The access road has an extant planning consent, under planning application reference WA/2019/1278. All necessary discharge of Conditions applications have been made to the Local Planning Authority. All pre-commencement conditions have been discharged, apart from 10 (Archaeology), which is due for approval shortly following the receipt of a 'no objection' to the submission now received from the County Archaeology Department,

Civils Works have been designed and tendered and a contractor has been appointed, with the commencement of works due to take place on 26<sup>th</sup> September 2022. Furthermore, a S278 agreement has been concluded with Surrey County Council and arrangements are being made for engrossments. Completion and the opening of the road is expected at the end of March 2023.

The principal planning consent for DPNS (WA/2015/2395) requires the first works to be the delivery of the A281 Access; only then is the wider DPNS allowed to be delivered. These planned access road works are therefore wholly in accordance with the structure of the planning conditions imposed to ensure the appropriate sequence of planning actions to lead to the delivery of new homes.

## **Infrastructure Works – DPNS (Outline Planning Permission (WA/2015/2395))**

Further to the RMA WA/2020/1697, which was approved for the roundabout to fully link the perimeter road with the new A281 access, and the second RMA application, (reference WA/2022/02082), which was validated in August 2022 for initial landscape works, there has also been a site-wide assessment of land remediation to support Condition 31 and the intentions of DAL to remediate the site; subject to the staged approval of Condition 31, this will be undertaken as a site wide matter at the earliest opportunity.

## Temporary planning permission

There are temporary planning permissions in place, associated with outdoor uses associated with filming and driving, which do not conflict with the intentions to deliver new homes at the site. The planning submissions for the temporary consents explained how the intended phasing for DPNS would align with the temporary activity, and location of that activity, on the site, to be compatible with the delivery of DPNS.

## Local Plan Part 1 (LPP1)

LPP1 allocates the site for 2,600 homes. All parties target the full delivery of the 2,600 homes and agree that the early delivery of homes pursuant to the current hybrid consent is wholly compliant with that ultimate, and allocated, housing target for the site.

## Housing delivery

The assumptions previously provided to Waverley Borough Council remain the same at this time. It is recognised however that comments raised queried whether these rates were too optimistic to deliver. We remain committed to the programme previously detailed.

There have been discussions with housebuilders for some time and housebuilders remain highly interested to be part of DPNS.

It is important to note that DP has existing services and facilities to support the quicker delivery of the first phase of new homes on site, when compared to other large development sites, which are often greenfield with no such services (such as water, utilities, broadband, transport, on-site estate management). The programme is set to first construct the main A281 access, which will provide for the construction access for remainder of DPNS. For the Residential RMAs, they will not be delivered from a 'standing start', there will be services, access and land remediation (in particular) that will allow for an expedient delivery of the residential parcels. This is not always the case, which is relevant when comparing the proposed DPNS housing trajectory with that of other strategic sites.

The delivery programme is set to submit the first RMA to contain residential development by end of Q2 2023 and DAL has held talks with housebuilders in terms of that housing delivery. Subject to the application being determined, along with discharging any necessary pre-commencement conditions thereafter, construction could then begin, most realistically, for Q2 2024, with the first housing completions accomplished prior to March 31 2025 (being any completions by this date will register within the 2024-25 column below).

The broad assumption leading to this trajectory is that the scheme will build up to four outlets operating at any one time, hence a lower number at the outset, rising to a peak delivery of 260 homes with four outlets operating. Each outlet is assumed to deliver at a spread rate of one market home per week, tracked alongside with 0.3 affordable homes a year (to represent the 30% affordable housing requirement). The mathematics to this approach results in 272 homes a year but rounded down in the trajectory to 260 homes to allow for some account of holidays and some allowance for site start up and close down for each outlet. Outside of the principal outlets there would be self-build housing and care housing, which would add resilience to the housing trajectory.

Year by year housing trajectory:

2022-23	2023-24	2024-25	2025-26	2026-27
0	0	120	225	260

\* Years refer to 1 April through to 31 March



## **Facilitating housing delivery**

Further intended actions that can be recorded are to submit the masterplan (Condition 7) and phasing plan (Condition 8) pursuant to the outline planning permission (WA/2015/2398) before the end of 2022, in order to be determined well in advance of the first residential RMA submission, as required by planning condition.

DAL will continue to secure discharge of the relevant conditions to support the delivery of homes as now programmed.

An infrastructure RMA (to deal with some highways, footways, public realm, utilities.) linked to the outline planning permission is planned to be submitted during Q4 2022, in further support of the first residential RMA coming forward.

With the outline pre-commencement conditions resolved, a programme of Reserved Matters applications will follow the initial Q2 2024 Residential RMA submission to keep a pipeline of housing construction. The programme makes a reasonable assumption to achieve at least three outlets by 2026 to have multiple housebuilders delivering homes at any one time.

**WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE**

**MONDAY 18 JULY 2022**

---

**Title:**

**Urgent item - Loxley Well**

---

**Portfolio Holder:** Cllr Steve Williams, Portfolio Holder for Environment and Sustainability

Cllr Paul Follows, Leader of the Council

**Head of Service:** Robin Taylor, Monitoring Officer

**Key decision:** No

**Access:** Part Exempt

**Note pursuant to Section 100B(5) of the Local Government Act 1972**

An Annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in Paragraph 5 of Part I of Schedule 12A to the Local Government Act 1972, namely:

5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

---

**1. Purpose and summary**

- 1.1 This report asks the Executive to decide whether to apply to the High Court to challenge the decision of the Secretary of State (SoS) made on 7 June 2022 to grant planning permission at Loxley Well and, if the Executive resolves to do so, to authorise officers to make the necessary virement to meet costs of up to £13,500. If the Council seeks a renewal hearing, in the event its application is dismissed on the papers, the estimated cost is a further £4000.

**2. Recommendation**

- i. That the Executive considers whether to apply to the High Court seeking permission to challenge the Secretary of State's decision of 7 June 2022 to grant planning permission at Loxley Well under s.288 of the Town and Country Planning Act 1990.

And, if the Executive resolves to do so,

- ii. to authorise officers to make the necessary virement to meet costs of up to £13,500 (excluding VAT and disbursements).

### 3. **Reason for the recommendation**

To provide the Executive with the opportunity to consider whether or not to proceed with seeking permission to challenge the SoS's decision of 7 June 2022 to grant planning permission at Loxley Well and, if so, how this would be funded.

### 4. **Background**

- 4.1 Earlier this year, the Secretary of State for Levelling Up, Housing and Communities overturned Surrey County Council's refusal of planning consent for an exploratory well at Loxley Well near Dunsfold. Waverley Borough Council has consistently expressed its opposition to any oil and gas exploration at the site, which lies in the Green Belt adjacent to an Area of Outstanding Natural Beauty (AONB). In July 2019, the council held its a Listening Panel, which saw twenty-one speakers highlight concerns with the plans. Local business owners stated their concerns that the oil well would render their business unviable and lead to loss of jobs locally. Residents and community groups expressed concerns about noise, light and air pollution, the loss of ancient woodland, impacts on local wildlife (including Red Listed species) and the detrimental impact on the landscape and AONB.
- 4.2 Following Surrey County Council's refusal of planning permission (<https://planning.surreycc.gov.uk/Planning/Display/SCC%20Ref%202019/0072#>), UKOG (234) Ltd. appealed to the Secretary of State. Waverley Borough Council's submission to the Secretary of State is appended as Annexe 1 and outlines the concerns of the council.
- 4.3 On 7 June 2022, on behalf of the Secretary of State, the Minister for Housing published a decision to allow the appeal and grant planning permission. The decision is appended at Annexe 2.
- 4.4 Waverley Borough Council has received legal advice that outlines that there are grounds for legal challenge and the potential for success. This advice is appended at Annexe 3 (exempt).
- 4.5 The Executive is asked to consider whether to proceed to seek permission to challenge the decision. The deadline (limitation period) for making the application to the High Court under section 288 of the Town and Country Planning Act 1990 is 19 July 2022.
- 4.6 In view of the urgency of the decision and the legal deadline, this special meeting of the Executive has been called to consider this item. Given the relatively short amount of time between the decision being taken in June by the Secretary of State for Levelling Up, Housing and Communities to overturn Surrey County Council's refusal of planning consent for an exploratory well, the time taken to acquire and consider legal advice, and the 19 July legal deadline for seeking permission to challenge that decision, it has not been possible to bring the item to a scheduled Executive meeting.
- 4.7 As per paragraph 16.3 of the Overview and Scrutiny Procedure Rules, if the Executive resolves to apply to the High Court seeking permission to challenge the Secretary of State's decision (and how this will be funded), because this is considered to be an urgent decision, it will not be subject to call in by the relevant

overview and scrutiny committee. This is because the time it would take to allow any call in to be made and dealt with would clearly exceed the legal deadline of 19 July to act. Given this, and what are perceived to be the significant ramifications of the decision made by the Secretary of State for Waverley's communities, it is considered that a delay caused by the application of the call-in process would seriously prejudice the Council's and the public's interests in this matter. As per the arrangements set out in paragraph 16.3 of the Overview and Scrutiny Procedure rules, the Mayor's agreement to this approach being taken has been sought and provided.

## **5. Relationship to the Corporate Strategy and Service Plan**

- 5.1 This item relates to the Council's strategic priority, as set out within its Corporate Strategy, of '*Taking action on Climate Emergency and protecting the Environment*'.

## **6. Implications of decision**

### **6.1 Resource (Finance, procurement, staffing, IT)**

The council has obtained a quote from Legal Counsel of £13,000 to register with the High Court, the funding will be covered from available asset management budget.

### **6.2 Risk management**

The risk incurred with taking the proposed action is limited to the quoted financial costs and officer time. Should the council be in a position to progress further, a business case will be made supporting a supplementary estimate.

### **6.3 Legal**

In reaching a decision Members should consider the exempt legal advice and take into account the estimated legal costs associated with seeking to challenge the SoS decision. In the event the application to seek permission to challenge the SoS's decision is unsuccessful it is likely the Court will order the Council to pay the legal costs of the SoS and UKOG (assuming the latter is made an interested party). It is estimated that the SoS and UKOG costs will be similar to the Council's costs.

### **6.4 Equality, diversity and inclusion**

No Equality, Diversity or Inclusion issues were identified during the screening assessment.

### **6.5 Climate emergency declaration**

The potential consequences of the Secretary of State's decision are considered to be significant. These were set out clearly in the Council's and others' submissions to the process and include environmental damage, landscape, road safety and the impact on local businesses. This is the principal reason why the Executive is asked to consider whether they wish to register with the High Court their interest in pursuing a judicial review.

**7. Consultation and engagement**

7.1 In July 2019, the council held its first community Listening Panel, which saw 21 speakers highlight numerous concerns with the plans. A number of local business owners, including an organic farm, craft brewery and a globally recognised wellbeing festival for cancer sufferers all stated that the oil well would render their business unviable and lead to loss of jobs locally. Local residents and community groups expressed concerns about noise, light and air pollution, the loss of ancient woodland, impacts on local wildlife (including Red Listed species) and the detrimental impact on the landscape and nearby Area of Outstanding Natural Beauty.

8. Other options considered

8.1 The other option is to not pursue this matter with the High Court.

**9. Governance journey**

9.1 Special Executive – 18 July 2022

**Annexes:**

Annexe 1 – Waverley Borough Council's submission to the Secretary of State

Annexe 2 – Decision notice issued by Minister for Housing on behalf of the Secretary of State

Exempt Annexe 3 – Legal Advice

---

**Background Papers**

There are / are no background papers, as defined by Section 100D(5) of the Local Government Act 1972).

---

**CONTACT OFFICER:**

Name: robin.taylor@waverley.gov.uk

Position: Head of Policy and Governance

Telephone: 0148 3523108

Email: robin.taylor@waverley.gov.uk



David Maxwell  
Planning Development Team  
Surrey County Council  
County Hall  
Penrlyn Road  
Kingsron upon Thames  
KT1 2DW

**Your name here**  
Deputy Development Manager  
E-mail:  
[REDACTED]  
Direct line: [REDACTED]  
Calls may be recorded for training or  
monitoring  
Date: 05 August 2019

Dear Mr Maxwell,

### Waverley Borough Council Response to Loxley Well Applications

Application No. and Registration date	Application 1 - WA/2019/0796 - 31/05/2019 Application 2 - WA/2019/1089 - 11/07/2019
Applicant	UKOG (234) Ltd
Waverley Case Officer	P Arthurs
Committee Date	Not known
Ward (s)	Chiddingfold and Dunsfold
Parish	Dunsfold CP
Proposal	<p>Application 1 - The construction, operation and decommissioning of a well site for the exploration and appraisal of hydrocarbon minerals from one exploratory borehole (Loxley-1) and one side – track borehole (Loxley - 1z) for a temporary period of three years involving the siting of plant and equipment, the construction of a new access track, a new highway junction with High Loxley Road, highway improvements at the junction of High Loxley Road and Dunsfold Road and the erection of a boundary fence and entrance gates with restoration to agriculture.</p> <p>Application 2– Construction and operation of a highway junction and access off Dunsfold Road, including: boundary and security fencing; access gates; removal bollards; internal access track; gatehouse cabin; bunding; and associated</p>

	drainage, all ancillary to the hydrocarbon development at Loxley Well for a temporary period of three years, with restoration to agriculture.
Site Description	Land South of Dunsfold Road and East of High Loxley Road, Dunsfold

**RECOMMENDATION:** Waverley Borough Council raises objections to the proposed well and operation for the reasons stated in Section 6 below.

The main issues of concern are that the applications are premature, the submission of Application 2 for an alternative site access should be considered as part of the overall scheme and there are significant gaps in the information submitted. Further information should be provided as an Environmental Statement.

Additionally, in respect of land ownership, the applicant has signed Certificate A for Application 1 and Certificate C for Application 2. It is unclear if the grass verge area on High Loxley Road, over which the new road access in Application 1 is proposed, is common land. This should be investigated and resolved as the incorrect certificate may have been provided and the application would therefore not be valid. For Application 2, the applicant has correctly identified that the new access is to include both County Highway land and unregistered common land and Certificate C is provided with the application. The appropriate notice for Application 2 is identified as having been placed in The Surrey Advertiser on the 21 June 2019; this should have been placed 21 days before the application was submitted.

## 1. Summary

The applications were made to Surrey County Council as the Minerals Authority and Waverley Borough Council was invited to comment as a statutory consultee.

Application 1 seeks temporary permission for exploratory drilling on a 1.8-hectare development comprising a well compound, new access track and proposed junction improvements. The well compound would include workers' accommodation, storage of materials and drilling and testing equipment, the largest of which would be a drilling rig up to 37 m in height. Drilling and testing activities would potentially be undertaken 24 hours a day for a period of 26 weeks although this could be extended if the testing finds a hydrocarbon reservoir. Equipment and lighting would need to operate continuously during this period.

The drilling and testing activities would be regulated by the Environment Agency under a permit and site drainage would be contained to protect surface and groundwater.

Application 2 was submitted after the main Application 1 and is for a separate access point to the drilling site off Dunsfold Road.

This response has been prepared by Waverley Borough Council as a consultee to the application, as the site is located within the Borough. A review of the application submission and supporting documents has identified a number of significant shortcomings in the information



INVESTOR IN PEOPLE



provided in the planning submissions. Section 6 below provides an overview of the planning issues for each application and identifies the reasons for the objections to the applications.

## 2. Development Plan Policy

### 2.1 Local policy – Local Plan Part 1

#### **CC1: Climate Change.**

Development will be supported where it contributes to mitigating and adapting to the impacts of climate change, including measures that -

1. use renewable and low carbon energy supply systems;
2. provide appropriate flood storage capacity;
3. address issues of flood risk through the application of Policy CC4;
4. provide high standards of sustainable design and construction with built-in resilience to climate change (e.g. from flood risk, storms, higher temperatures and drought); or
5. use green infrastructure and SuDS to help absorb heat, reduce surface water runoff and support habitat networks.

Para 17.4 of the LPP1 States: The Government has set a target under the Climate Change Act 2008 to reduce CO2 emissions by 80% by 2050, with an interim target of 34% by 2020, both against a 1990 baseline.

The Act was supported by the UK Low Carbon Transition Plan (LCTP) (2009) which set out the Government's strategy for climate and energy, and proposes measures to reduce carbon emissions across all sectors. The Act introduced a system of 'carbon budgets' which provide legally binding limits on emissions that could be produced in successive five-year periods. The first five budgets were:

- 2008-2012: 23% reduction below 1990 levels
- 2013-2017: 29% reduction below 1990 levels
- 2018-2022: 35% reduction below 1990 levels by 2020
- 2023-2027: 50% reduction below 1990 levels by 2025
- 2028-2032: 57% reduction below 1990 levels by 2030

As the proposed development will be operational from 2020-23, the 50% target reduction for carbon reduction is the target; the application must be considered against this.

#### **Policy C3: Renewable Energy Development**

Renewable energy development should be located and designed to avoid significant adverse impacts on landscape, wildlife, heritage assets and amenity. Appropriate steps should be taken to mitigate any adverse impacts, such as noise nuisance, flood risk, shadow flicker and interference with telecommunications, through careful consideration of location, scale, design and other measures. The Council particularly encourages applications from community-led projects. Development in the Green Belt will be considered in accordance with advice in the NPPF

#### **Policy ICS1: Infrastructure and Community Facilities**

1. Infrastructure considered necessary to support new development must be provided either on- or off-site either as a requirement of planning conditions or by the payment of financial contributions through planning obligations, and/or the Community Infrastructure Levy.

#### **Policy RE1: Countryside beyond the Green Belt**

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

#### **Policy TD1: Townscape and Design**

The Council will ensure that the character and amenity of the Borough are protected by:

1. Requiring new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located.
2. Ensuring that new development is designed so that it creates safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

#### **Policy EE1: New Economic Development**

d) Promoting a strong rural economy through the re-use and conversion of existing buildings and well-designed buildings for economic development and promoting the development and diversification of agricultural and other land based rural business.

#### **Policy RE3: Landscape Character**

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

##### **i. Surrey Hills Area of Outstanding Natural Beauty**

The protection and enhancement of the character and qualities of the Surrey Hills Area of Outstanding Natural Beauty (AONB) that is of national importance will be a priority and will include the application of national planning policies together with 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.

##### **ii. 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, whilst recognising that the protection of the AGLV is commensurate with its status as a local landscape designation...

#### **Policy NE1: Biodiversity and Geological Conservation**

Outside of these areas, and especially within and adjacent to the Biodiversity Opportunity Areas (BOAs), new development will, where appropriate, be required to contribute to the protection, management and enhancement of biodiversity. This may include the restoration and creation of Priority habitats and the recovery of Priority species populations...New development should make a positive contribution to biodiversity in the Borough, through provisions mentioned above. The Council will seek to retain and encourage the enhancement of significant features of nature conservation value on development sites.

#### **Policy NE2: Green and Blue Infrastructure**

The Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

Note: there are no policies within LPP1 which deal with conventional energy development (as this is a minerals issue and therefore is dealt with by Surrey County Council policies), however policies CC1 and CC3 refer to renewable energy development.

#### **Policy HA1: Protection of Heritage Assets**

The Council will ensure that the significance of the heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment.

## 2.2 **Local policy – Local Plan 2002**

### **Policy D1: Environmental Implications of Development**

The Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of:-

- (a) loss or damage to important environmental assets, such as buildings of historical or architectural interest, local watercourses, important archaeological sites and monuments and areas of conservation, ecological or landscape value;
- (b) harm to the visual character and distinctiveness of a locality, particularly in respect of the design and scale of the development and its relationship to its surroundings;
- (c) loss of general amenity, including material loss of natural light and privacy enjoyed by neighbours and disturbance resulting from the emission of noise, light or vibration;
- (d) levels of traffic which are incompatible with the local highway network or cause significant environmental harm by virtue of noise and disturbance;
- (e) potential pollution of air, land or water, including that arising from light pollution and from the storage and use of hazardous substances;

The Council will seek, as part of a development proposal, to resolve or limit environmental impacts.

### **Policy D2: Compatibility of Uses**

The Council will seek to ensure that proposed and existing land uses are compatible. In particular:-

- (a) development which may have a materially detrimental impact on sensitive uses with regard to environmental disturbance or pollution will not be permitted;
- (b) Uses such as housing or schools which are sensitive to disturbance or pollution will not be permitted near existing premises which generate significant disturbance or pollution, or which handle hazardous substances;
- (c) the Council will encourage redevelopment of a site with a more appropriate use where an existing permitted or lawful use is causing material detriment to the character and amenities of the area and its loss or relocation is acceptable having regard to other policies of the Plan;

### **Policy D4: Design and Layout**

The Council will seek to ensure that development is of a high quality design which integrates well with the site and complements its surroundings. In particular development should:-

- (a) be appropriate to the site in terms of its scale, height, form and appearance;
- (b) be of a design and materials which respect the local distinctiveness of the area or which will otherwise make a positive contribution to the appearance of the area;
- (c) not significantly harm the amenities of occupiers of neighbouring properties by way of overlooking, loss of daylight or sunlight, overbearing appearance or other adverse environmental impacts;
- (d) pay regard to existing features of the site such as landform, trees, hedges, ponds, water courses and buffer zones, walls or buildings;
- (e) protect or enhance the appearance of the street scene and of attractive features such as landmark buildings, important vistas and open spaces;



INVESTOR IN PEOPLE





- (f) incorporate landscape design suitable to the site and character of the area, of a high standard and with adequate space and safeguards for long-term management;
- (g) provide adequate amenity space around the proposed development; and
- (h) provide safe access for pedestrians and road users and, where appropriate, servicing facilities and parking for motor vehicles and bicycles.

#### **Policy C7: Trees, Woodland and Hedgerows**

Development proposals on sites which contain, or are close to, important trees, groups of trees or hedgerows should provide for their long-term retention. The Council will:-

- (a) not permit development which would result in the loss of important trees or groups of hedgerows;
- (b) require that trees or hedgerows which are to be retained are adequately protected during construction to avoid damage including activities causing soil compaction or severance of roots;
- (c) require adequate separation between important trees or hedgerows and the proposed development so as to secure their long-term retention and allow for their development;
- (d) require the planting of new trees and other vegetation where appropriate;

The Council may attach planning conditions, seek planning obligations or make Tree Preservation Orders to ensure future protection and management of important trees including new planting where appropriate.

#### **Policy RD8: Farm Diversification**

New uses on agricultural, forestry or horticultural holdings will be permitted where:-

- (a) agriculture, forestry or horticulture remains the principal or dominant
- (b) use;
- (c) there is no conflict with the principal agricultural, forestry or
- (d) horticultural use;
- (e) they are accompanied by supporting information e.g. a "Farm Plan";
- (f) the proposed development will not introduce an activity which will adversely affect the character or amenities of the area;
- (g) the proposed development will not be materially detrimental to the amenities or privacy of nearby properties;
- (h) existing farm buildings which are re-used meet the requirements of Policy RD7 above;
- (i) the amount of traffic likely to be generated would not prejudice highway safety or cause significant harm to the environmental character of country roads; and
- (j) satisfactory vehicular access can be achieved.

In the Green Belt, proposals which require new buildings will be considered in accordance with Policy C1.

In the Countryside beyond the Green Belt, new buildings will only be permitted where no suitable existing buildings are available and where the proposed buildings are small scale and unobtrusively located.

#### **Policy RD9: Agricultural Land**

Development will not be permitted which would result in the loss or alienation of the best and most versatile agricultural land unless it can be demonstrated to the satisfaction of the Local Planning Authority that there is a strong case for development on a particular site which overrides the need to protect such land. In cases where land is in ALC grades 1, 2 and 3a, and there is a choice between sites of different grades, development should be on the lowest grade of land available.

On all grades of agricultural land, development will not be permitted which would result in the fragmentation of agricultural or horticultural holdings so as to seriously undermine the economic viability of the remaining holding.

### **County Policy**

Surrey County Council's Minerals and Waste Development Framework (MWDF) is a portfolio of plans and related documents that provide the blueprint for future mineral extraction and waste management in Surrey. The MWDF comprises the Surrey Waste Plan, Surrey Minerals Plan Core Strategy Development Plan Document (DPD) 2011, Surrey Minerals Plan Primary Aggregates DPD 2011, Surrey Minerals Plan Minerals Site Restoration Supplementary Planning Document (SPD) 2011 and Aggregates Recycling Joint DPD for the Minerals and Waste Plans 2013.

### **Surrey Minerals Plan Core Strategy Development Plan Document (DPD) 2011:**

**Paragraph 3.16** - The Weald Basin is one of only two locations in southern England where commercial deposits of hydrocarbons are thought to exist. In Surrey, licences have been issued predominantly to the south of the North Downs.

**Paragraph 3.19** - Further exploration and appraisal activity within the licensed areas is likely as UK offshore resources decline. It is not possible to identify in advance locations within the licensed areas where proposals will be forthcoming and each must be treated on its merits.

### **Policy MC1 – Spatial strategy – location of mineral development in Surrey**

Oil and gas development will be concentrated in the southern half of the county.

### **Policy MC12 – Oil and gas development**

Planning applications for drilling boreholes for the exploration, appraisal or production of oil or gas will be permitted only where the mineral planning authority is satisfied that, in the context of the geological structure being investigated, the proposed site has been selected to minimise adverse impacts on the environment. The use of directional drilling to reduce potential environmental impacts should be assessed.

Planning applications for drilling to appraise potential oil or gas fields will only be permitted where the need to confirm the nature and extent of the resource, and potential means of its recovery, has been established. Well sites, including the re-use of wellheads used at the exploratory stage, should be located such that there are no significant adverse impacts.

### **Policy MC14 – Reducing the adverse impacts of mineral development**

Mineral development will be permitted only where a need has been demonstrated and the applicant has provided information sufficient for the mineral planning authority to be satisfied that there would be no significant adverse impacts arising from the development.

### **Policy MC15 – Transport for minerals**

Applications for mineral development should include a transport assessment of potential impacts on highway safety, congestion and demand management. The assessment should also explore how the movement of minerals within and outside the site will address issues of emissions control, energy efficiency and amenity.

Applicants will be expected to address alternatives to road-based methods of transport, especially where these can use existing rail sidings.

Mineral development involving transportation by road will be permitted only where:

- i) there is no practicable alternative to the use of road-based transport that would have a lower impact on communities and the environment;
- ii) the highway network is of an appropriate standard for use by the traffic generated by the development or can be suitably improved; and
- iii) arrangements for site access and the traffic generated by the development would not have any significant adverse impacts on highway safety, air quality, residential amenity, the environment or the effective operation of the highway network.

**Surrey Climate Extinction Motion:** On the 9 July 2019 SCC approved a Councillor motion to declare a climate change emergency, the motion confirmed:

“providing a strong united voice for councils in lobbying for support to address this emergency and sharing best practice across all councils.” A climate change strategy is expected in the spring of 2020 that promotes the reduction in use of carbon fuels and promotes the expansion of renewable technologies. The application for the proposed well is contrary to the principles promoted in the approved motion.

#### **National Policy & Guidance**

In summary, the national context is that oil and gas currently make an essential contribution to the country's energy supply and will continue to make a significant contribution for some time as the country moves towards a decarbonised energy market. Whilst the country's reliance on oil and gas will need to reduce in order to meet carbon reduction goals, it is increasingly important that UK oil and gas resources are utilised to ensure the country's energy security. There is however, increasing emphasis on the development of clean, low carbon energy. Government policy therefore recognises the need to maximise both onshore and offshore indigenous oil and gas resources.

The Government has stated that a mineral planning authority should not consider the national demand for onshore hydrocarbon resources but only whether the use of land, and the impacts of the proposed development (including on health, the natural environment, and amenity), are acceptable or can be made acceptable.

Government planning policy on hydrocarbons is set out in the chapter on Minerals in the NPPF (Chapter 17) and paragraph 205 is particularly useful in terms of determining planning applications – some extracts are set out below. There is also a section specifically on oil, gas and coal exploration and extraction (paragraphs 209-211).

**NPPF paragraph 203:** It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.

**NPPF paragraph 205:** When determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy.

Note: Whilst the proposed development concerns conventional hydrocarbons, it is important to note that in late June the government remove paragraph (209 (a)) from the National Planning Policy Framework (NPPF) intended to support the extraction of "unconventional hydrocarbons" following a High Court ruling earlier this year which found that a public consultation on the policy was flawed.



INVESTOR IN PEOPLE



The **Planning Practice Guidance on Minerals** also provides key information on how to deal with planning applications for hydrocarbon exploration and extraction.

General Government policy is also set out within the Annual Energy Statement, the Government's Energy Security Strategy, the UK's Energy White Paper and Department for Business, Energy and Industrial Strategy (BEIS) statistics.

**Energy Security Strategy 2012** sets out to ensure the UK will continue to benefit from energy security for years to come. Actions include: maintaining good international relations so the UK continues to have access to the energy imports required; putting resilience measures in place so impacts are minimised if an event does occur; ensuring the UK energy networks can deliver energy where and when it is needed by consumers; and making the best use of UK indigenous energy resources.

**Energy White Paper 2007** - It is recognised in the 2007 Energy White Paper that a large percentage of the UK's energy needs are met by oil, gas and coal and that even though renewables and low carbon technologies will have an increasing role, fossil fuels will continue to be the predominant source of energy for some decades. The Government's summary of measures for oil, gas and coal are set out on page 124 of the 2007 Energy White Paper: 'Our policies recognise the continuing importance of fossil fuels in maintaining reliable and affordable energy supplies, but aim to manage our reliance on them, their potential environmental effects and the risks associated with higher levels of import dependency by:'

- encouraging energy efficiency to reduce the use of fossil fuels
- supporting and maximising economic production of fossil fuels in the UK, and
- ensuring effective energy markets at home and abroad

**The Climate Change Act 2008** set in legislation the UK's approach to tackling and responding to climate change. It introduced the UK's long-term legally binding 2050 target to reduce greenhouse gas emissions by at least 80% relative to 1990 levels. It also introduced 'carbon budgets' which cap emissions over successive 5-year periods and must be set 12 years in advance. The Climate Change Act also requires the UK to produce a UK Climate Change Risk Assessment (CCRA) every five years. The CCRA assesses current and future risks to and opportunities for the UK from climate change. In addition, the Climate Change Act requires the UK Government to produce a National Adaptation Programme (NAP) to respond to the risk assessment. Finally, the Climate Change Act gives powers to the UK Government to require certain organisations to report on how they are adapting to climate change through the Adaptation Reporting Power.

**The Energy Bill 2012-2013** aims to close a number of coal power stations over the next two decades, to reduce dependence on fossil fuels and has financial incentives to reduce energy demand. The construction of a new generation of nuclear power stations will be facilitated, helped by the establishment of a new Office for Nuclear Regulation. Government climate change targets are to produce 30% of electricity from renewable sources by 2020, to cut greenhouse gas emissions by 50% on 1990 levels by 2025 and by 80% on 1990 levels by 2050.

### Recent Government updates

In October 2017, the UK Government published its **Clean Growth Strategy** (CGS) setting out ambitious policies and proposals, through to 2032 and beyond, to reduce emissions across the economy and promote clean growth.

In November 2017 the UK published its modern **Industrial Strategy**, which includes a **Clean Growth Grand Challenge**. The Grand Challenge aims to put the UK at the forefront of industries of the future, by maximising the advantages for UK industry from the global shift to low carbon.

The 2018 Energy Report shows that investment in oil and gas extraction was considerably higher in 2011-2015, and returned to pre-2010 levels in the last 3 years. This confirms the accusation that the Government has not followed through consistently with the declared policy of de-carbonization. Moreover, while the percentage of renewable energy doubled between 2000 and 2017 from 9.4% to 18.7%, nuclear energy remains the number one renewable source (7.9%), while marine tidal power and wind energy, which were isolated in the original 2007 White Paper, have barely increased (2.2% for wind and 0.3% for hydro as of 2017). The future of clean energy in the UK looked even bleaker when the Government imposed an 'effective ban' in 2018 on on-shore wind turbines.

In June 2019 the Prime Minister announced that the UK will eradicate its net contribution to climate change by 2050. The statutory instrument to implement this was laid in Parliament on Wednesday 12 June. This will amend the Climate Change Act 2008. Chancellor Philip Hammond's Spring Statement 2019: "...we will publish proposals to require an increased proportion of green gas in the grid, advancing decarbonisation of our mains gas supply".

The long awaited updated **Energy White Paper 2019** was due to be published in early summer of 2019, this has not materialised to date. It is anticipated the White Paper will set out the Government's overall approach to moving away from fossil fuels and to promote the growth and use of more sustainable renewal

The proposal is contrary to the emerging government policy agenda where dependency on fossil fuels will be phased out and the advancement in the renewables technologies makes greener energy a reality.

### 3. Relevant Planning History

The application site is on agricultural land that has not been developed previously, and there is no relevant planning history that would be material to the current application.

### 4. Proposal Site

The application site is set in open countryside which is currently used primarily for agriculture. It is screened to the north and east by woodland areas and partially screened to the west by mature woodland and individual trees to the south. There are a number of residential properties within 250- 350m of site, including Thatched House Farm to the north, Billingham Farm to the south, High Loxley Farm to the west and a travellers' site and mobile home park to the east at Stovolds Hill. Dunsfold Aerodrome and an industrial estate lie over 800m to the south of the application site. The Aerodrome has planning permission for redevelopment for mixed residential, commercial and employment use.

The proposed activities for Application 1 would require the construction of a new access track off High Loxley Road, widening of High Loxley Road and improvements to the junction of High



INVESTOR IN PEOPLE





Loxley Road and Dunsfold Road. Application 2 seeks permission to construct a separate vehicular access off Dunsfold Road to serve the proposed Loxley Well Site.

There is one property immediately opposite the junction of Dunsfold Road High Loxley Road that has the potential to be affected by the construction works and increases in HGV traffic associated with the development.

The development would also introduce a 24-hour industrial use which is very different in character to what is already there, although this would only be for a temporary period. Large drilling rigs would be used during the drilling and testing phases of the development which would potentially be visible from individual properties and from the south.

The network of roads providing access to the site are rural and High Loxley Road in particular is very quiet, narrow and thickly vegetated; therefore, any increase in traffic, particularly HGVs, is likely to have an adverse impact.

As Application 1 is for exploratory drilling purposes only, the proposed increases in traffic are temporary and relatively small scale. However, if the reservoir proves to be commercially viable then a new application would need to be submitted for a commercial extraction site. It is difficult to see how the existing highway network could cope with larger volumes of HGVs associated with commercial extraction without significant improvements or greater impacts on the wider community from traffic noise etc. The suitability of the site access would have to be assessed in a further planning application.

## 5. Consultations

Waverley Borough Council was consulted on the planning applications and has prepared this response following a review of the technical documentation submitted with the planning applications. The technical appendices to the Planning Statement and Environmental Report have been reviewed by Waverley Planning Officers, Hampshire County Councils Environment Team and MK Transport Planning.

A copy of each of the review statements are provided as an appendix to this document. In order to fully understand the range of views and concerns of local residents and interested groups, they were invited by Waverley Borough Council to an Executive Listening Panel on the 23<sup>rd</sup> July. Twenty one individual speakers attended, the speakers represented adjoining residential properties and businesses, Parish Councils, Borough residents, campaign groups and individuals who have had experience of similar drill sites in the South East, made presentations to the Listening Panel. The comments and observations made at the Listening Panel will be submitted to Surrey County in relation to the application as a separate, non-technical, response. The nature of the comments are included within the summary table below. A letter summarising the findings is also attached as an Appendix.

The comments posted on the Council's Planning Webpage in relation to Applications 1 and 2 have also been reviewed and any technical matters raised included within the response below. At the time of writing this response 7 representations of support were made, the comments focused on the benefits of the operation to the local and national economy. Representations have been made by Dunsfold, Cranleigh and Alfold Parish Councils. Over 50 representations raising an objection have been made, the nature of the comments are included within the summary table below.

Comment	Technical Area
A complete EIA should have been submitted with the applications and as a result a full assessment of the environmental implications arising from the development has not been undertaken. A climate emergency has been identified in the Surrey County area, the drilling for fossil fuels is completely at odds with this declaration and is known to add to global warming should be stopped.	EIA Screening
Impacts on open countryside – the proposed development would be a blot on the landscape and adjoining AONB.	Landscape and visual
The proposed flood lighting on the site will have an unacceptable impact on this sensitive dark sky area and will prove an unacceptable nuisance to local residents and wildlife.	Lighting
Testing of impacts on local wildlife and habitats is inadequate as is the range of mitigation measures suggested.	Ecology
The loss of trees and hedgerows has not fully been assessed and the temporary mitigation measures are inadequate to address the loss of the important habitat.	Arboriculture
The noise impacts of the operation will be 24/7 and sensitive receptors include local residents, travellers' park, businesses and wildlife; all will be unduly impacted by the drilling operation and the suggested mitigation will not overcome this.	Noise
The heritage assessment does not properly measure how close heritage assets are to the drilling operation. The impacts on the setting of listed building and archaeology are not fully assessed and unacceptable harm will arise.	Archaeology and heritage
Unacceptable air quality impacts. In particular impacts from hydrogen sulphate, which is known to be present, has not been properly assessed. The plans do not identify the suitable equipment to deal with the gas. Health issues will arise as a result for the local community.	Air Quality
Dunsfold Road is a winding road and the proposed access to the site on High Loxley Road is on a sensitive junction. No accident information has been provided. The proposed site operation is sensitive to a range of natural disasters, operational accidents and possible acts of terrorism/protest.	Major Accidents
The drilling operation is similar to fracking. As a result, chemicals will be pumped into the rock strata and result in ground water contamination and seismic activity.	Hydrogeology
Highways impacts. Particular concern at HGV movements at the Pratts Corner entrance to the site High Loxley Road is not suitable for HGV's and will result in accidents and degradation to the road and impacts on local residents. How HGV movements would be monitored and controlled off site to prevent western movements.	Highways
The landscape assessment and visualisations do not provide a true representation of the visual impacts of the drilling rig and	Design





facility. The operation will introduce a substantial area of hardstanding and roads to the open countryside. This will impact on the overall character and appearance of this area of natural beauty.	
The drilling operation will produce significant quantities of waste that is toxic and requires specialist treatment. The removal of the waste will add to the overall traffic impacts and potential for pollution.	Waste
The reported benefit of the drilling operation is its positive contribution to the local and national economy. These benefits are not defined and will not outweigh the environmental and local amenity impacts. Two successful local businesses are located directly adjacent to the drilling site. They include a wedding venue, brewery and farm. The negative impacts on these local businesses has not been taken into account.	Economy
The financial position of the applicant has been questioned. This raises concerns into how the site would be reinstated to grassland and any contamination dealt with if the company were to experience financial difficulty. It has been suggested that a bond is provided to safeguard the site reinstatement prior to commencement of works. Previous experience of other active drilling sites has proved that the operator does not properly discharge and adhere to site conditions and restrictions – further safeguards and a monitoring officer should be provided to help address this.	Planning Safeguards

## 6. Main Planning Issues

### 6.1 EIA Screening

Surrey County Council issued an EIA Screening Opinion on 28 February 2019 in response to a request by UKOG on 5 February 2019 in relation to Application 1 for the well site. Surrey County Council issued an updated EIA Screening Opinion for the combined Application 1 and 2 proposals on the 22 July 2019. The assessments have been undertaken in line with the criteria set out in Schedule 3 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 and national Planning Practice Guidance on EIA and concluded that the proposed development did not constitute EIA development.

The applicant has not submitted an Environmental Statement with the planning applications; however, individual assessment reports have been provided on key environmental areas including noise, air quality, traffic, cultural heritage, landscape and visual impact, arboriculture, waste management, ecology hydrogeology, flood risk and major accidents. These are broadly similar to those that would have been required for a formal EIA although the depth and breadth of the assessments is not sufficiently detailed in all cases and other areas required under EIA, such as alternatives and cumulative effects, have not been considered.

A review of the proposed scheme by Hampshire County Council acting for WBC concludes that the requirements of the EIA regulations indicates that the proposed drilling and testing activities would qualify as a Schedule 2 development and hence a full ES should be required. The screening determination by SCC takes into account the location and characteristics of the

proposed development, the proximity of environmentally sensitive areas and the likelihood of significant environmental effects. SCC's screening determination included a detailed examination of the proposal against the selection criteria in Schedule 3 of the EIA regulations and made a justification for concluding that the development would not require EIA based on the criteria and thresholds given in Planning Practice Guidance, the lack of any sensitive environmental areas and the information provided by the Applicant. They concluded that, due to the size, scale and limited duration of the development and taking into account certain assumptions regarding mitigation, no significant effects are likely.

WBC considers that, for some of the topic areas, principally landscape and visual impact, lighting, air quality, noise and major accidents, insufficient evidence has been provided by the applicant in the screening submission to enable the planning authority to come to this conclusion. In addition, reliance has been placed on other regulatory frameworks or bodies ensuring these impacts do not occur without the detailed information being provided to support this. The Applicant has provided detailed assessments with the planning application for most of the topic areas that would be included within an Environmental Statement. Whilst most of the studies have been well executed, there are important omissions in terms of issues or justifications for conclusions which need to be addressed as part of the planning process and, in some instances, impacts have been underplayed.

As a screening opinion has already been issued by SCC, it is recognised that it would be difficult for SCC to request an EIA retrospectively and issues with the assessment studies could have arisen even if an EIA had been undertaken. However, undertaking an EIA would potentially have facilitated discussion on the scope of the assessment, assessment methodologies and data, resulting in a more robust assessment and detailed consideration of potential mitigation requirements.

An Environmental Statement would have also ensured a more consistent approach across the assessments in terms of methodology, mitigation and residual effects and greater extent and depth of some of these studies. The applications would also have benefitted from a more detailed consideration of the cumulative effects of surrounding proposals particularly those potentially arising from the major development at Dunsfold Aerodrome to the south of the site.

WBC considers that the following issues should be addressed and resolved by the Applicant for each of the topic areas, prior to determination of the applications for the proposed development:

## 6.2 Landscape & visual impacts

- The visual impact assessment should be extended to include a winter assessment when leaf cover from the tree screening areas is no longer evident;
- Photomontages should be provided from key viewpoints to help understand the potential effects.;
- A planting scheme should be provided during the site preparation phase to compensate for hedgerows and trees lost as part of the development;
- Consideration should also be given to screening of the southern site boundary to soften views into the site and impacts on landscape character which should have been assessed as at least 'medium' resulting in an effect of 'moderate - major' significance, and

- The impacts on landscape character of the increased HGVs on the wider road network and particularly High Loxley Road should be assessed.

### 6.3 Lighting

- A more detailed lighting assessment is required which addresses the potential visual impacts, which, for some receptors, could be significant and include further information from a lighting engineer on the effects of different types of lighting in mitigating any effects.

### 6.4 Ecology

- Additional dormouse, GCN and bat surveys are required to address gaps and inadequacies in the data (unless reasonable justification is provided by an ecologist);
- Further details are required on protected species mitigation measures and to compensate for any loss of habitat;
- An additional assessment of potential noise impacts on roosting bats is required;
- A buffer zone of at least 15 m should be provided between the site and the replanted ancient woodland to avoid damage to comply with guidance from Natural England unless robust evidence can be provided to support the case to reduce this to 10m buffer, and
- Additional enhancements should also be considered to deliver local biodiversity net gains, and mitigate loss of habitat, including a new pond for great crested newt and replacement planting for the areas and hedgerow and trees lost as part of the development.

### 6.5 Arboriculture

- An updated Arboriculture Impact Assessment (AIA) should be provided addressing deficiencies in the current assessment (either prior to determination or via condition) including a tree removal plan, a more detailed Arboricultural Method Statement and evidence that these tree protection measures have been properly implemented (preferably supervised and checked by a suitably qualified arboriculturalist) prior to commencement of works, and
- Mitigation for any loss of trees and hedgerows should be provided up front as part of the scheme and not left to the restoration phase.

### 6.6 Noise

- An additional noise survey is required for properties on High Loxley Road or Dunsfold Road likely to be affected by the proposed junction works. Continuous monitoring data would also assist in understanding longer term trends and variations in noise over the 24-hour period which would guide any potential noise limits.;



INVESTOR IN PEOPLE



- Construction noise impacts at the property at High Loxley Road junction need to be addressed and suitable mitigation measures proposed, and
- Commitments to mitigation made in the application should be secured by appropriate planning conditions to provide a construction noise management plan and to ensure validation monitoring is carried out during operations to confirm actual noise levels are consistent with the results of the noise modelling.

#### 6.7 Archaeology/historic environment

- Further assessment is required of potential impacts of the development on below ground archaeology.

#### 6.8 Air Quality

- To provide more certainty on the impacts of process concentrations and confidence in the conclusions relating to short term impacts at the footpath and ecological areas, air quality modelling should be rerun with more realistic operational parameters and better data.
- The impacts of possible hydrogen sulphide being released should be tested and impacts measured and an Odour Assessment should be undertaken with provision for ongoing monitoring conditioned;
- Further details are required on air quality impact mitigation (through controls or management of process emissions) or monitoring during construction or operations. This should be secured either through an operating protocol or through the EA's permitting process for operational controls, and a CEMP to manage dust from construction activities, and
- Further assessment is required of the potential effects of the proposed Dunsfold Aerodrome development, on baseline air quality.

#### 6.9 Major accidents

- A more detailed assessment should be provided including consideration of additional risk relevant to the proposals including:
  - natural fires;
  - climatological issues and natural hazards including extreme cold and heat;
  - breaks in water supply due to drought;
  - spillages or failure of the containment systems;
  - risks of high winds - given the height of the drilling rig this should have been given further consideration;
  - tremors;
  - impact on air space and flight paths, and
  - terrorism/climate change protests.
- Details should be provided of mitigation measures that could be employed on site to ensure any risks will be minimised or managed to ensure they remain low, either via other licensing and regulatory processes or other mechanisms.



INVESTOR IN PEOPLE



#### 6.10 Hydrogeology

- Further consideration should be given to upgrading the drainage systems outside the main compound area to an impermeable surface with positive draining via an oil interceptor, and
- More detailed consideration should be provided within the Conceptual Site Model of the potential impacts on shallow groundwater present in the Weald Clay Formation and the connectivity to a spring identified approximately 1km from the site.

#### 6.11 Transport

- MK Transport Planning (MKTP) has undertaken a review of the transport implications of a planning application and a critique of the Transport Statement (TS) has been prepared by Local Transport Projects Ltd (LTP).
- The following additional requirements should be included as conditions for any potential planning permission. This would ensure that the planning application is in accordance with the NPPF and that there are no residual severe effects:
  - Vehicle movements should be continuously monitored and recorded via CCTV at the High Loxley Road junction with B2130 and within the site access. This information would be used in relation to any complaints to the Local Planning Authority or Highway Authority to demonstrate whether or not there had been a breach and would also ensure that the CTMP is properly enforced;
  - A qualified banksman should be available on site so that, in the event of a problem with a heavy goods vehicle accessing the site, the impact on the adjacent highway network is resolved as soon as possible without creating a road safety problem;
  - A regime should be put in place to ensure that the traffic signals are always working to their optimum and that, should they fail, a person is available within a short period of time who is qualified to recommission the temporary traffic signals and continually optimise them to reduce queuing, and
  - The temporary traffic signals should be removed outside of the periods of operation of the site as set out in the TS.

#### 6.12 Design Statement

- The supporting assessment does not provide any justification for the location of the site and what alternative access arrangements were considered and as such, it is not possible to conclude that the proposed site is the optimum location with the least impacts on the open countryside, distant views, landscape quality and environmental impacts resulting in loss of trees and hedgerows. The assessment is therefore incomplete and significant further information on these issues should be provided prior to the determination of the application.

#### 6.13 Waste

- The Applicant has demonstrated how it intends to comply with the regulations and has confirmed they are in the process of applying for the appropriate Mining Waste Activity Permit as part of which further details regarding the management of waste streams will be required to be provided to the EA. As part of this permitting the EA will be required to assess the waste streams in greater detail, and

- Further details should be provided on how contamination will be managed in the event of waste spillage on site.

#### 6.14 Economy

- An economic impact and benefits statement was not included as part of the planning application documents. The economic benefits arising from the proposed well operation have therefore not been defined so it is not possible to make a planning balance assessment against how the benefits of the scheme can outweigh the identified environmental harm, and
- Local businesses directly adjoin the application site, which include a wedding venue, brewery and farm lands. These businesses are promoted in part on the landscape quality, tranquillity and unspoilt beauty of the landscape and the significant detrimental impact on these businesses has not been identified or explored in the application documents, and
- The potential impacts of the applications on existing neighbouring businesses should be assessed, and proposals made for ameliorating their effect.

#### 6.15 Planning Safeguards

- In order to ensure that appropriate safeguards are put in place to ensure the site is returned to open countryside following the completion of the drilling operation, a bond should be provided by the applicant prior to the commencement of development to cover the cost of reinstatement.
- As the proposed development is of a highly sensitive nature with far reaching impacts for the environment and adjoining residents and businesses. The applicant should provide a contribution to an independent assessor who would monitor the on-site operations and ensure all necessary conditions and restrictions have been adhered to.

### 7. SUMMARY OF RECOMMENDATIONS AND ISSUES IDENTIFIED

#### 7.1 WBC objects to the proposed development on the following grounds:

- A re-screening of the development and submission of a full Environmental Statement for the entire site as a single application should be undertaken.
- The development is in breach of energy and climate safeguarding policies and is contrary to the Waverley Local Plan and National Planning Policy Frameworks policies regarding sustainable development.
- Insufficient information on a range of technical areas to enable the proper consideration of the application has been provided, as set out in Section 6 above.
- Visual impact assessment should include winter views and photomontages from key viewpoints towards the application site.
- A more detailed assessment of the potential visual impacts of lighting is required.
- Additional dormouse, GCN and bat surveys are required together with the assessment of impacts from noise and suitable mitigation measures.
- Mitigation measures should address the loss of hedgerows and trees is inadequate.
- Construction and operational noise impacts will arise and suitable mitigation has not been provided.
- Further assessment on archaeology is required, impacts on adjoining listed buildings and their setting should be fully assessed.
- Further assessment of impacts from hydrogen sulphide and mitigation for air quality and odour is to be provided.



INVESTOR IN PEOPLE







- The assessment of major incidents should be extended to consider the impacts of the proposed development and any identified output on factors such as the climate change, fires, winds, spillage/contamination, flight paths and acts of terrorism/protest.
- Further consideration of site drainage and impacts of operations on ground water and what mitigation measures should be provided.
- Management measures and safeguards to protect against detrimental highway impacts have been proposed but will require constant monitoring.
- Further details should be provided on how contamination and spillage on site will be dealt with.
- No economic assessment of benefits arising from the proposed development has been provided; a planning balance assessment is not possible as a result.
- The development will have an unacceptable impact on thriving local businesses that adjoin the application site.
- Necessary safeguards should be provided to protect the environmental integrity of the site and amenity of adjoining properties prior to the commencement of development.

Yours sincerely

Patrick Arthurs

Patrick Arthurs  
Deputy Development Manager



INVESTOR IN PEOPLE





David Maxwell  
Planning Development Team  
Surrey County Council County Hall  
Penrlyn Road  
Kingston Upon Thames  
KT1 2DW



Bines Farmhouse  
Bines Road  
Partridge Green  
West Sussex RH13 8EQ

---

T 01403 711 302  
M 07824 371 481  
E [patrick@arthursplanning.co.uk](mailto:patrick@arthursplanning.co.uk)  
W [arthursplanning.co.uk](http://arthursplanning.co.uk)

---

Registered in England - Company Number 09915091

11 November 2020

Dear Mr Maxwell

**Planning Application WA/209/0796 -High Loxley Road Oil Well site.**

APD have been appointed to represent the collective interests of some of the local residents directly adjoining the oil well site and in the local vicinity.

The residents have asked us to record their disappointment that SCC has felt it necessary to nullify the decision to refuse this application taken at the meeting on 29 June which they believe was valid and justified.

We have reviewed the application and come to the conclusion that there are a number of planning policies which fully justify refusal, including a significant number of policies from Waverley Local Plan Part 1 which were not referred to by members of the Committee who voted to refuse the application. This is probably because they were not so familiar with LPP1 and SCC officers failed to assist or support them on these points during the discussion on the grounds.

Surrey County Council Planning and Regulatory Committee can and should refuse this application for the following reasons:

**1. Need for the Oil Well**

In response to comments at the Planning committee the Applicant's agent (Zetland) submitted a "Clarification Statement" on the 19<sup>th</sup> August 2020, this sought to clarify the need for the development and stated:

**“10: THE NEED FOR THE DEVELOPMENT HAS NOT BEEN DEMONSTRATED**

*2.18 Loxley targets the gas-bearing Portland sandstone and oil-bearing Kimmeridge limestone of the Weald Basin, which is one of only two locations in southern England where trapping structures within the Jurassic rocks allow for the accumulation of commercial hydrocarbon deposits . It is close to the basin centre where the strata are at their thickest and most thermally mature (i.e. conditions most likely to support hydrocarbon reserves). Historic exploration at Godley Bridge and Alford was successful in identifying a prime prospective area (or “sweet spot”) known as the Godley Bridge Gas Discovery.*

*2.19 Loxley will test the Godley Bridge Gas Discovery, in a more optimal geological location (compared to historic locations) whilst simultaneously testing deeper oil & gas potential (the same strategy as Horse Hill). Recovery techniques are constantly evolving and reducing the environmental effects of exploration and a constant downward pressure on the duration of drilling make it feasible to re-visit areas of known potential.*

*2.20 These considerations justify a need for exploration consistent with **Surrey Minerals Plan MC14: Protecting Communities and the Environment**. At a national level, oil & gas exploration meets the needs of the UK’s **Energy Security Strategy, Gas Generation Strategy** and **National Policy Statements for Planning & Energy** which find domestic hydrocarbons to be “essential” for the country’s needs security advantages and reduces the need for imported gas and oil. and likely to play a “significant role for some time to come... during the transition to a low carbon 43 economy” . Any reasonable counter claim that disputes these policies and guidance would need to be based on verifiable evidence as opposed to personal opinion.”*

Para 2.19 and 2.19 simply clarifies that the geology in the area is favourable to having oil and gas potential, this is not in dispute. Para 2.20 suggests that the need for that exploration of this fossil fuels is justified and supported by the National Policy Statements for Planning and Energy. The Dunsfold residents, whilst expressing a ‘personal opinion’ that this is not the case, have also backed this up with the rapidly evolving policy position. Surrey County and Waverley Borough have both declared a ‘climate emergency’ in response to the identified and universally accepted position in relation to the present and emerging climate crises that we all live in.

Regrettably the long awaited Energy White Paper is yet to be published. The Government’s public line on ‘autumn’ has been repeated since the Budget was cancelled, but publication could easily drift into the first quarter of next year.

page

3/8

Timing aside, the White Paper's central aim will be to put the UK on the path towards the decarbonisation of the entire energy system to support a broader political agenda – namely economic recovery. The Government via ministerial statements has already stated it wants to be seen, through this White Paper, to support green infrastructure, green jobs *and* green consumerism.

Undertaking exploration works for carbon fuels at this time is clearly contrary to the emerging and current policy basis. The 'need and benefits' case that has been claimed by the Applicant to overcome the environmental, visual and operational harm that will arise from it is simply no longer the case.

The 'planning balance' assessment should strongly reject the application; the central principle of the National Planning Policy Framework is 'sustainable development' as set out in Section 2. Para 7 of the NPPF states:

"The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs".


It is known that renewable technologies can meet the needs of the present, the continued use of carbon fuels will compromise and indeed harm future generations. The application should therefore be refused as the need for the oil well has not been established and is contrary to

**Policy MC12 of the Surrey Minerals Plan 2011,**  
**Policy EE2, CC1 and R3 of Waverley Local Plan 2018 (Part 1)**  
**Policy D1, D2, IC2 and IC5 of the Waverley Retained Local Plan 2002 and**  
**the National Planning Policy Framework 2019 (NPPF)**

## 2. Housing delivery

The proposed exploration mining operations will encroach onto the Dunsfold Aerodrome site, as indicated in plan ZG-UKOG-L1-PA-02, on page 84 of the Hydrocarbon Exploration Testing and Appraisal – Planning Statement and Environmental Report, 19<sup>th</sup> April 2019, submitted with the application and attached to this letter for ease of reference. The plan shows that the UKOG's drilling operation will occur directly beneath Dunsfold Garden Village.

The proposed exploration operations have the potential to impact on the delivery and viability of the strategically important Dunsfold Garden Village residential development that has been granted planning permission. Environmental searches conducted on behalf of prospective purchasers of property in the area by their legal advisors are already being alerted to the prospect of onshore oil and gas exploration and production. This is an extract from an actual environmental search conducted on behalf of a purchaser of a property in the Dunsfold area conducted earlier this summer by Landmark.

 <b>Section 3a: Oil and Gas Exploration and Production</b>	
Any areas to be explored for their energy potential by the oil & gas industry must be licensed by the Oil and Gas Authority. Such exploration includes areas subject to hydraulic fracturing ("fracking") investigation.	
Question	Response
Is the property within 4km of any licences or drilling wells that could indicate that onshore oil and gas exploration and production operations are or could happen in the area?	Yes

The poor neighbour activity proposed would result in an adverse impact on Waverley Borough Councils strategic housing delivery strategy in conflict with **Policy SS7 and SS7A Waverley Local Plan 2018 (Part 1), Policy D1, D2, H8, IC2, IC5 Waverley Retained Local Plan 2002 and Para 59-79 of the NPPF 2019.**

### 3. Impact on Local Businesses

In response to comments at the Planning committee the Applicant submitted a 'Clarification Statement' on the 19<sup>th</sup> August 2020, this sought to clarify the positive benefits on the local economy arising from the development as:

#### ***"Supporting a Prosperous Rural Economy***

*1.4 The Applicant anticipates the investment at Loxley will be approximately £6 million with significant expenditure retained in the local or Surrey-based economy. In addition, the income derived from farm diversification will secure the long-term viability of the supporting agricultural business, keeping it active within the rural economy and allowing the farmer who is the Loxley site landowner to continue a long tradition of sustainable countryside management.*

#### ***Final Planning Balance***

*1.7 The economic effects of a proposal can be material planning considerations. Evidence should be impartial, independently verifiable and more than personal opinion or invective. In the opinion of the Applicant:*

- *No evidence has been submitted to substantiate the claim that the proposal would have an adverse effect on the local economy;"*

Submissions have been made to SCC from a number of businesses that directly adjoin the application site and will be impacted by its presence and operation as a result of:

- Noise disturbance
- Visual intrusion, particularly for the wedding venue business
- Potential for obstruction to the access for these businesses

- Environmental pollution arising from both smell and impacts on the groundwater and biodiversity
- Impact on local business who supply the wedding venue and other businesses adjoining the site.

The loss to local business is estimated to be in the region of many millions based on annual turnover if local businesses were forced to close and the resultant impact on local supply chains.

By contrast, the claim by the Applicant that the oil well and exploration would benefit and diversify the local rural economy is grossly overstated. The majority of operational staff will need to be experienced and qualified to use the equipment. Anecdotal evidence from the operation at Horse Hill would suggest most of the sub-contractors are from the north and external to the immediate Surrey area. Even the security staff were contracted in from outside the area.

The proposal would result in an adverse impact on the local businesses and economy in conflict with

**MC14 of the Surrey Minerals Plan 2011,  
Policy EE2, CC1 and RE3 of the Waverley Local Plan 2018 (Part 1),  
Policy D1, D2, IC2, IC5 of the Waverley Retained Local Plan 2002  
Para 80-84 of NPPF 2019.**

#### **4. Landscape Impacts**

The application site is located in undeveloped pasture-land within an area shown as 'Countryside beyond the Green Belt' in the adopted Local Plan Part 1 (LPP1) adopted 2018. Policy RE3: Landscape Character requires the protection of the distinctive character of the land defines as either the Surrey Hills Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV). The application site is outside the AONB but is within its setting but is within the AGLV.

The visual images provided by the Applicant seek to confirm that the oil rig equipment will not impact on the character and appearance of the landscape. This is simply not the case; the rig and base equipment will be visible within the landscape and the works will result in the removal of established hedgerows. If the application was for the erection of a telecommunications mast or a similar structure of a similar height and impact this would almost certainly be refused, there are a number of precedents of this in the area. The reason quoted is often the unacceptable visual intrusion of mechanical device in the protected landscape. The benefits to the local community of improved telecommunications is arguably much greater than any oil or gas production, especially in a period when all policy and guidance is promoting the reduction in use of carbon fuels.

## 5. Ecology and Biodiversity

Policy NE1: Biodiversity and Geological Conservation (LPP1) and policy D1: Environmental Implications of Development a retained policy of Local Plan 2002 (RLP) are fully assessed and where potential harm is identified then appropriate mitigation measures are put in place.

The true nature of the proposed drilling operations is not fully clarified or understood, the difference between the operation described and that of fracking can best be interpreted as marginal. The leaching of chemicals into the watercourse that has the potential for considerable impacts on the local community as well as wildlife and biodiversity is reason alone why the application should be refused.

The delivery of biodiversity net gains to help compensate for the development has also not been fully described. The design and form of the biodiversity net gain should be provided prior to the determination of the application and the management regime secured in a planning agreement. This is not the case.

## 6. Highways Safety

The proposed entrance to the scheme via the junction at High Loxley Road and the B2130 for large vehicles is agreed by all to be extremely restricted and dangerous.

The Dunsfold residents would also like to point out that the proposed 'temporary traffic light' scheme will be in place for period of 'three years', a long time. It will result in considerable nuisance for all road users when it does operate and an absolute highways safety hazard when it does not. As we are all aware temporary road signalling is prone to faults and breakages on a frequent basis, leaving the repair and maintenance of this to a contractor that claims to be largely absent from the site is really not acceptable.

The level of disruption and highways safety hazard thrust upon the local community is unacceptable given that no local benefits from the scheme whatsoever will arise and against: **Policy ST1 of the Waverley Local Plan 2018 (Part 1), Policy M17 of the Waverley Retained Local Plan 2002, Policy MC15 of the Surrey Minerals Plan 2011 and Policy 109 of the NPPF 2019**

## 7. Dunsfold Travellers site

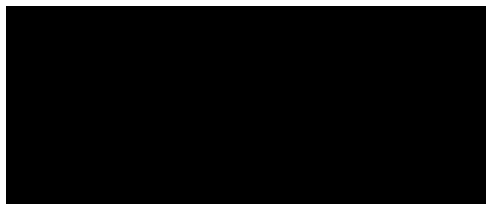
In proposed exploration mining operations will encroach onto the Dunsfold Travellers site. As is the case in Dunsfold Village this activity has the potential to impact on the established living conditions and viability of the travellers' site. The poor neighbour activity proposed would result in an adverse impact on Waverley Borough Councils traveller's accommodation strategy in conflict with

page 7/8

**Waverley Local Plan 2018 (Part 1) Policy D1, D2, H11, Waverley Retained Local Plan 2002 and the NPPF 2019.**

The local Dunsfold residents are very concerned with regards to the negative environmental, economic and social impacts of the proposed oil well. We really do hope that the planning concerns considered above are taken into account in the consideration of the application and that it is refused. Should you require any further information or clarification of the points raised please do not hesitate to contact me for assistance.

Yours faithfully



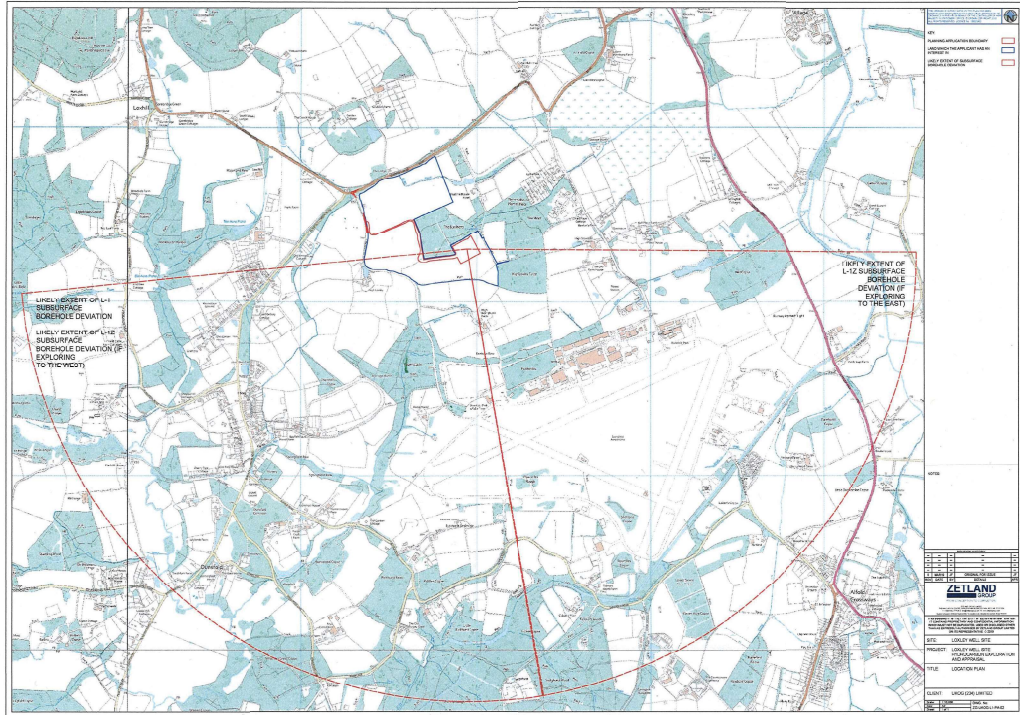
Patrick Arthurs  
Planning Director - APD

Cc:  
SCC – Cllr Tim Hall and Cllr Victoria Young  
WBC – Cllr Andy Macleod, Cllr Steven Williams, Cllr John Gray,  
Cllr Anna James,



page 8/8

**Plan ZG-UKOG-L1-PA-02, Page 84 of the Hydrocarbon Exploration Testing and Appraisal - Planning Statement and Environmental Report , 19th April 2019,  
Dunsfold Aerodrome site within drilling area.**





David Maxwell  
Planning Development Team  
Surrey County Council  
County Hall  
Penryn Road  
Kingston upon Thames  
KT1 2DW

**Zac Ellwood**  
**Head of Planning & Economic Development**  
E-mail: [zac.ellwood@waverley.gov.uk](mailto:zac.ellwood@waverley.gov.uk)  
Direct line: 01483 523180  
Calls may be recorded for training or monitoring  
Date: 19/11/2020

Dear Mr Maxwell,

**Updated Waverley Borough Council Response to Loxley Well Application –  
WA/2019/0796**

I am aware that the above planning application is due to be reconsidered by Members of Surrey County Council's Planning and Regulatory Committee on 27 November 2020, following their previous resolution to refuse planning permission that was nullified for technical reasons.

I am writing to reiterate Waverley Borough Council's firm objection to this application, as set out in its representation dated 5 August 2019 (and attached with this letter), and I trust that due regard has, and will be, had to the contents of this representation in the assessment of the planning application. We also aware of a representation dated 11 November 2020, which has been submitted by Arthurs Planning and Development on behalf of a group of local residents, and would ask that the matters within this letter are also given due consideration by the Planning & Regulatory Committee.

Waverley Borough Council maintains its very strong opposition to the proposed development and urges Councillors to reaffirm their previous decision to refuse this planning application, in light of there being no material changes in circumstances since the application was last considered by them.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Zac Ellwood', written in a cursive style.

Zac Ellwood  
Head of Planning & Economic Development



David Maxwell  
Planning Development Team  
Surrey County Council  
County Hall  
Penryn Road  
Kingston upon Thames  
KT1 2DW

**Zac Ellwood**  
**Head of Planning & Economic Development**  
E-mail: [zac.ellwood@waverley.gov.uk](mailto:zac.ellwood@waverley.gov.uk)  
Direct line: 01483 523180  
Calls may be recorded for training or monitoring  
Date: 25/11/2020

**BY EMAIL ONLY**

Dear Mr Maxwell

**Updated Waverley Borough Council Response to Loxley Well Application – SCC Ref 2019/0072 (WBC Reference WA/2019/0796)**

I write further to my previous letter of 19 November 2020 concerning the above planning application, which I trust you have received and will be taking into consideration and reporting to members of Surrey County Council's Planning and Regulatory Committee when the proposed are considered by them on 27 November 2020.

You will already be aware of Waverley Borough Council's strong objections to this application on planning grounds as set out in our consultation response dated 5 August 2019 and reaffirmed in the letter I sent on behalf of the Council last week. I would like to make the Committee aware of a further, significant concern that the Council would wish to raise at this time.

Part 1 of the Waverley Borough Local Plan, adopted in 2018, identifies the need to deliver at least 11,210 new dwellings in the borough during the plan period (2013 to 2032). By far and away, the largest single contributor to meeting this target is the proposed new Garden Village at Dunsfold Aerodrome, which is planned to deliver at least 2,600 new homes (nearly 25%) of the total number required. Outline planning permission has already been granted for housing development here.

It is clear from the Planning Statement and Environmental Report, and associated drawings submitted with the application, that UKOG's proposed drilling operations would take place directly beneath the land allocated for this new Garden Village. Waverley Borough Council shares the very real concerns set out by Dunsfold Aerodrome Limited, and by others on behalf of local residents, that the exploratory works have the potential to detrimentally impact on the delivery and viability of this strategically crucial site, with consequent impacts on the delivery of a very substantial amount of housing within the borough and, as part of that, a significant quantity of affordable housing.



We note from the representation submitted by Arthurs Planning & Development that environmental searches conducted on behalf of prospective purchasers of properties in the area by their legal advisors are already being alerted to the prospect of onshore oil and gas exploration and production, so this is a very real and genuine worry to the Council.

For this reason, and those previously set out in earlier consultation responses, Waverley Borough Council maintains its firm opposition to the proposed development and would urge the Committee to reaffirm their previous decision to refuse this planning application.

We trust the contents of this letter will be reported to the Planning & Regulatory Committee on 27 November 2020. Thank you for your consideration.

Yours sincerely

A handwritten signature in black ink, appearing to read "Zac Ellwood".

Zac Ellwood  
Head of Planning & Economic Development

Town & Country Planning Act 1990 S78

**PROOF OF EVIDENCE**

of

John-Paul Friend

HND (LGD) BA Hons Dip LA CMLI

on

Landscape and Visual Matters

on behalf of

Waverley Borough Council

as a Rule 6 Party

at

Land south of Dunsfold Road and east of High Loxley Road,

Dunsfold,

Surrey

PINS Ref: APP/B3600/W/21/3268579

LPA Ref: WA/2019/0796

LVIA Ltd Ref: WBC1193poe

Date: June 2021



## Contact Details:

LVIA Ltd.  
Bellamy House  
Longney  
Gloucester  
GL2 3SJ

tel: 07940 749051  
email: [jp@lvialtd.com](mailto:jp@lvialtd.com)  
www: [lvialtd.com](http://lvialtd.com)

---

Proof of Evidence	
Project:	Land south of Dunsfold Road and east of High Loxley Road, Dunsfold, Surrey
Status:	Final
Date:	June 2021
Author:	JPF
File Reference	WBC1193poe
Revision	-

### Disclaimer:

This report has been produced by LVIA Ltd within the terms of the contract with the client and taking account of resources devoted to it by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of any nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.



Contents

1.0Introduction ..... 3

2.0Policy Context..... 6

3.0The Proposed Site: Local Context and Character ..... 7

4.0Landscape Character Assessment ..... 8

5.0Landscape Design and Mitigation ..... 16

6.0Summary Proof and Conclusion ..... 17