

Waverley Settlement Hierarchy

Factual Update 2012



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Waverley Borough Council | Waverley Settlement Hierarchy

1.1 As part of the Core Strategy Development Plan Document (DPD) and the Waverley Local Development Framework (LDF) the Council has produced a Settlement Hierarchy. This is the third draft of the document, which has been factually updated with the help of the Town and Parish Councils in 2012.

1.2 One of the primary aims of establishing a settlement hierarchy is to promote sustainable communities by bringing housing, employment opportunities and services closer together in an attempt to reduce the need for travel, particularly by private vehicle. The settlement hierarchy helps to achieve this by providing a framework which will feed into the Core Strategy DPD and decisions the Council will have to make about the broad distribution of new housing and other forms of development.

1.3 The Settlement Hierarchy is based on factual data, such as the services and community facilities that each settlement has, and the most relevant environmental factors that could affect development in each one.

1.4 Many sources of information have been used in the creation of the draft settlement hierarchy for Waverley. These include:

- detailed surveys
- The Town and Parish Settlement Audit questionnaire (October 2008 and January - March 2012)
- analysis using the MapInfo Geographical Information System (GIS) using available Census data,
- Relevant studies carried out for the Core Strategy Evidence base:
 - Town Centre Retail Study 2008
 - Strategic Housing Market Assessment (SHMA) 2009
 - Strategic Housing Land Availability Assessment 2009 and updates 2010, 2011 and 2012
 - Affordable Housing Viability study 2008/2009
 - Employment Land Review 2009 and update 2011
 - Strategic Flood Risk Assessment 2010
 - Waverley Transport Assessment December 2010
 - Draft Infrastructure Delivery Plan July 2011
- Town and Parish Cluster meetings 2008
- The Town Centre Healthchecks for Haslemere 2008, Cranleigh 2003 and Draft Review 2008, Godalming 2009, Farnham 2005 and the Steps Towards a Vision for Farnham 2007
- Consultee responses to consultations carried out for the various stages of the Core Strategy.

1.5 Having regard to the national, and regional policy context, and the level of community facilities and services available within the settlements of Waverley, and their accessibility to higher order centres and their ability to accommodate new development whilst limiting the environmental impact, the following draft hierarchy is suggested:

The Draft Waverley Settlement Hierarchy

- **Communities with Key Services:**

Farnham (including Badshot Lea) , Godalming, Haslemere and Cranleigh

- **Communities with Local Services:**

Hindhead and Beacon Hill, Bramley, Milford, Elstead, Witley, and Chiddingfold

- **Rural Communities with Limited Services:**

Alfold, Ewhurst, Frensham, Churt, Shamley Green, Dunsfold, Grayswood Tilford

- **Rural Communities with Very Limited Services:**

Hambledon, Wonersh, Busbridge, Thursley, Ellens Green, Hascombe, Brook, Rowly, Rushmoor, Wormley and Dockenfield

- **Other Rural Communities (ribbon developments/ hamlets)**






Sandhills, Grafham, Blackheath, Peperharow, Hydestile, Palmers Cross, Rushett Common, Thorncombe Street and Bowlhead Green.

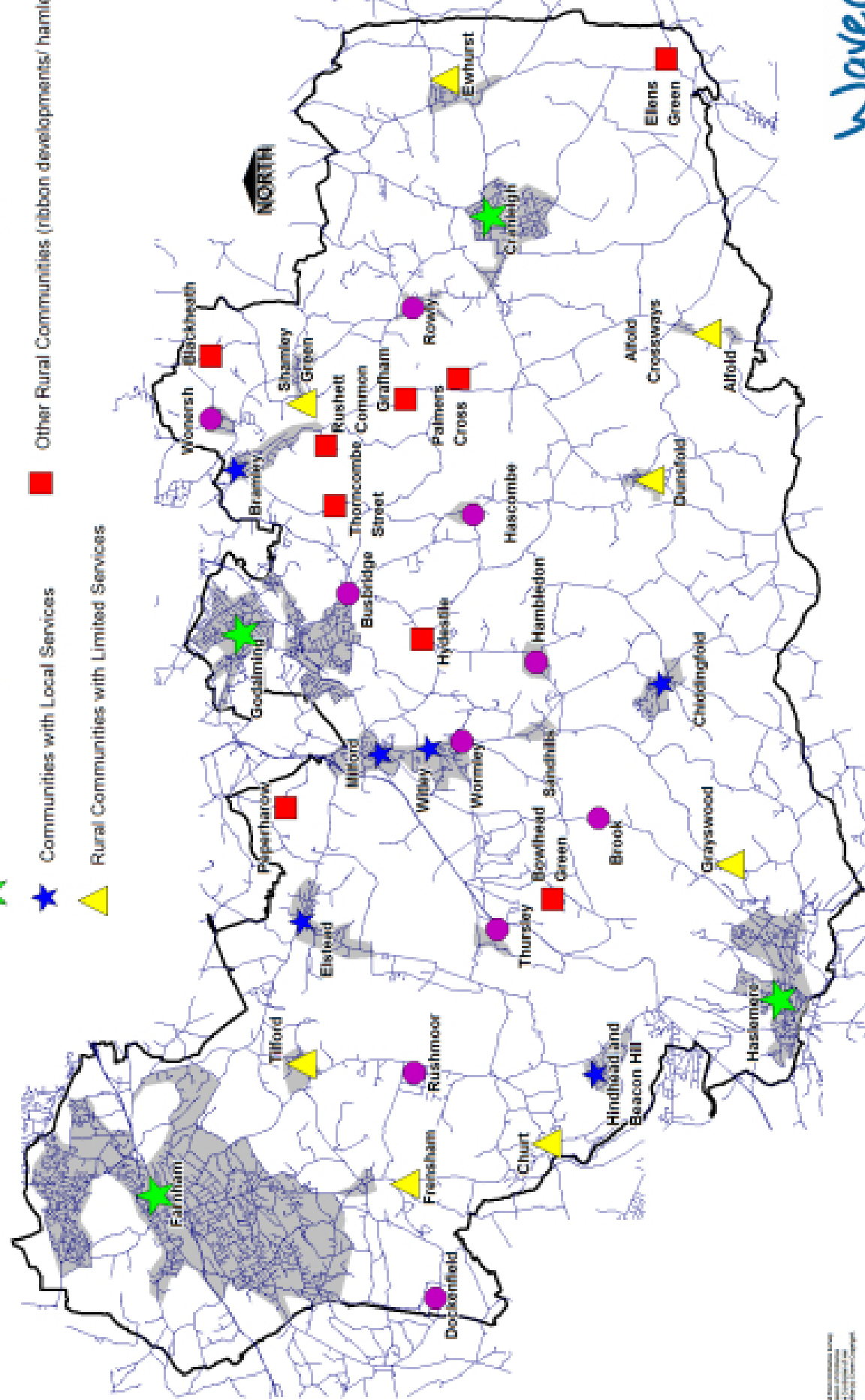
This Settlement Hierarchy is shown diagrammatically on page 3 of this document.

1.6 This hierarchy will provide evidence to support the work the Council will have to do as part of the Core Strategy, in deciding the roles of the settlements and the type and amount of development that should be considered for each .

1.7 It should be noted that this document will always be, in effect living and evolving, and will be reviewed and updated regularly, dependent on new information becoming available.

Waverley Settlement Hierarchy Map: Revised August 2012

-  Communities with Key Services
-  Rural Communities with Very Limited Services
-  Communities with Local Services
-  Other Rural Communities (ribbon developments/ hamlets)
-  Rural Communities with Limited Services



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 Planning & Development Department
 2012
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2. The Purpose of the Settlement Hierarchy

2.1 As part of the evidence to support the production of the Core Strategy Development Plan Document (DPD) and the Waverley Borough Local Plan the Council has produced a Settlement Hierarchy.

2.2 One of the primary aims of establishing a settlement hierarchy is to support the promotion of sustainable communities, bringing housing, employment opportunities and services closer together in an attempt to reduce the need for travel, particularly by private vehicle.

2.3 The main purpose of the Settlement Hierarchy is therefore to assess the 'sustainability' of the various settlements in Waverley.

2.4 The planning system has been substantially reformed to embed community responsive policy-making at its heart and to make contributing to the achievement of sustainable development a statutory objective. The new spatial planning system exists to deliver positive social, economic and environmental outcomes, and requires planners to collaborate actively with the wide range of stakeholders and agencies that help to shape local areas and deliver local services.

2.5 The Government set out four aims for sustainable development in its strategy: A Better Quality of Life, a Strategy for Sustainable Development in the UK (1999) and they define what makes a 'sustainable' settlement. These four strands have been identified as:

- The maintenance of high and stable levels of economic growth and employment (e.g. access to local employment opportunities).
- Social progress, which recognises the needs of everyone (e.g. access to community facilities and services and to higher order centres);
- Effective protection of the environment (e.g. landscape character, biodiversity, nature conservation considerations); and
- The prudent use of natural resource (e.g. water and flood risk).

2.6 This settlement hierarchy sets out factual information about the range of services, employment, community facilities etc within each settlement. This enables the settlements to be ordered in terms of their sustainability in relation to these considerations. Within the Waverley Borough Local Plan 2002, a number of the rural settlements were identified as having the potential to accommodate limited development without detriment to their character, or to the appearance of the countryside and openness of the Green Belt. Where a settlement has a defined boundary in the Local Plan (Saved Policy RD1) this is identified in the text relating to each settlement.

2.7 It should be noted that whilst the final hierarchy will indicate the most sustainable locations for development when considering the range of services available, it does not follow that decisions about the type and amount of development that should be directed towards settlements will be based solely on the settlement hierarchy. There will be other

factors that need to be considered in determining what of development may be appropriate for each settlement. These include matters such as environmental constraints, the form and layout of each settlement, local needs and the availability of sites. Levels of development will be dependent on strategic policy direction, suitable sites being available and other development constraints such as flooding.

2.8 The hierarchy will however, help to guide the search for sites when specific allocations are considered, and provides guidance for 'windfall' schemes (i.e. development proposals on unallocated sites).

The Structure of this Draft Paper

Section 3:

- This section sets out the main elements of policy, i.e. at national and regional level, which influence the development of the Waverley Borough Settlement Hierarchy.
- It explains the local policy context in Waverley Borough, first as it is set out in the saved policies of the Adopted Local Plan 2002 and secondly as it is emerging through the ongoing LDF process and its associated evidence base studies.

Section 4:

- Sets out the approach taken to forming the Waverley Settlement Hierarchy
- The methodology is explained.
- This section examines in detail the sustainability indicators which have been assessed and how these are in accordance with the national and regional policy context.
- This section also explores the method of evaluation, sets out a critique of the process undertaken and provides an overview as to the categories used to define the different levels within the hierarchy.

Section 5:

- The assessment of the settlements against the environmental, economic and social sustainability indicators. This section provides a written analysis with regard to the sustainability of each of the settlements.
- A table of the scoring and ranking of each of the settlements in respect of their community facilities is shown in this section.

Section 6:

- Identifies which settlements fall within each level of the settlement hierarchy and the justification for this based on the sustainability indicators and the evidence contained in Section 5.

Section 7

- The final section of this draft paper defines how the Settlement Hierarchy will be monitored and reviewed.

The Appendices

Appendix A: The Planning Policy Context

- Lists the relevant national and regional policies which need to be taken into account.

Appendix B: Settlement Hierarchy Ranking/ Weighting

- This section explains how we have scored and ranked the various sustainability factors.

Appendix C: Environmental Designations and their Impact on Future Development

- This section lists and details all of the environmental designations which apply to various areas in the Borough. It explains briefly how these designations affect the settlements in Waverley.

Appendix D: Maps showing the Environmental Designations within Waverley

- This section contains a series of maps showing the Borough- wide environmental designations which may influence the structure of the settlement hierarchy.

Appendix E: Environmental Designations Within and Around each Settlement

- This section contain general written descriptions of each specific settlement, concentrating on the general blanket designations which are more likely to influence whether or not development can take place, such as Green Belt or Flood Zones, conservation areas and the main listed buildings etc.

Appendix F: Issues Raised in the Town and Parish Settlement Audit Questionnaire

- This Appendix lists the issues that were raised by the Towns and Parishes, some of which were submitted in the Audit, others raised as comments in the Topic Paper consultation, and lastly as a result of the update audit in early 2012.

3.POLICY CONTEXT

3.1 The first two drafts of the Waverley Settlement Hierarchy were set against earlier National Policies. See the previous documents for details of these.

3.2 The saved policies in the Waverley Borough Local Plan 2002 set the main local policy direction for development within Waverley. However, since the adoption of the Plan there have been a number of changes to national and strategic planning guidance, which must be taken into consideration in preparing the Council's Core Strategy.

National Guidance

3.3 The National Planning Policy Framework (NPPF) was published in March 2012. It has introduced some significant changes to national planning policy and the expectation is that local plans (such as the Waverley Core Strategy) will be prepared in accordance with the NPPF.

3.4 Some of the main changes in published NPPF include a new presumption in favour of sustainable development; and an expectation that local planning authorities will plan to meet all objectively assessed development needs.

Regional Guidance

The South East Plan (May 2009)

3.5 In terms of regional policy, the South East Plan was published in 2009 and currently comprises part of the formal 'development plan' for the area. The Coalition Government intends to abolish regional plans through provisions in the Localism Act. However, as at July 2012 regional plans remain part of the development plan. In the footnote to Annex 1 of the NPPF, published in March 2012, the Government states that its clear intention is to revoke regional strategies outside London, subject to the outcome of environmental assessments.

The Local Development Framework

3.6 The first draft of the Settlement Hierarchy was included as part of the Town and Country Topic Paper which went out to consultation between February and April 2009.

3.7 The Town and Country Topic Paper dealt with the broad strategy about where new housing should go and how much new housing the Council should plan for, as well as the issues relating to infrastructure and access to services, and asked consultees to choose between a number of options on these issues.

3.8 Many of the responses to the first draft of the Settlement Hierarchy related to factual changes, and where correct and appropriate, these were incorporated into a second draft. The idea of the hierarchy was broadly welcomed.

3.9 It was decided to provide a factual update of the hierarchy to view alongside the Pre-Submission Core Strategy: August - October 2012.

The Local Planning Policy Context

The Waverley Borough Local Plan 2002

3.10 The Waverley Borough Local Plan 2002 also remains part of the 'development plan' for the area. In 2007 it was necessary to seek formal approval from the Secretary of State to 'save' local plan policies. As a result, the majority of the Local Plan policies have been saved by virtue of a Direction from the Secretary of State under the provisions of the Planning and Compulsory Purchase Act 2004.

3.11 The intention is that, over time, the Core Strategy and other plans produced by the Council will replace these 'saved' policies.

3.12 It is recognised through saved Local Plan policy RD1, that some rural settlements in Waverley are able to accommodate limited development without detriment to their character, or to the appearance of the countryside and openness of the Green Belt. These are listed in this saved policy, and each has a defined rural settlement boundary. Not all settlements are so defined, as many are either too small or loose knit. Policy H6 of the Local Plan makes provision in exceptional, proven circumstances for limited developments of subsidised affordable housing within or adjoining the settlements identified in RD1. All of the settlements identified in Policy RD1 are being assessed in the Settlement Hierarchy.

3.13 Saved Policy M1 Location of Development, is of particular relevance. A fundamental objective of the Local Plan is to locate development that is likely to generate a significant number of vehicle movements in areas that are readily accessible by public transport, cycling and walking, in order to reduce the need to travel and to provide people with a choice of transport mode. In Waverley, the four main settlements are generally the areas best served by public transport, or have the greatest potential to be well served in future.

3.14 There are many saved policies in the Plan which protect both the urban and rural character of the Borough, and many of these are explained in Appendix C.

Sustainability Indicators

4.1 Consideration needs to be given to ranking settlements within the Borough in terms of their 'sustainability.'

4.2 In terms of developing indicators to measure sustainability, there are several recognised definitions of the term 'sustainability'. It is considered appropriate to continue to use the definition originally provided within PPS1 'Delivering Sustainable Communities'.

4.3 This identifies the four strands of sustainability as follows:

- The maintenance of high and stable levels of economic growth and employment;
- Social progress which recognises the needs of everyone;
- Effective protection of the natural environment; and
- The prudent use of natural resources.

4.4 Policy CC1: 'Sustainable Development' of the South East Plan (May 2009) identifies five strands which are considered to promote and maintain sustainable development. These measures are:

1. Achieving sustainable levels of resource use;
2. Ensuring the physical and natural environment of the South East is conserved and enhanced;
3. Reducing greenhouse gas emissions associated with the region;
4. Ensuring that the South East is prepared for the inevitable impact of climate change; and
5. Achieving safe, secure and socially inclusive communities across the region, and ensuring that the most deprived people also have an equal opportunity to benefit from and contribute to a better quality life.

4.5 The principles of sustainable development, as reflected in the Regional Sustainability Framework and the UK Sustainable Development Strategy underpin the SE Plan. Whilst national and regional planning guidance provide the key context for the sustainability indicators, it is essential that they also reflect local needs and opportunities unique to Waverley.

4.6 Table 1 outlines the broad sustainability indicators identified in PPS1 and how these relate to regional considerations and the indicators that will be used to examine the sustainability of each of the settlements within Waverley.

The Draft Surrey Sustainable Community Strategy:

4.7 The draft Sustainable Community Strategy 'Standing Up for Surrey', produced by the Surrey Strategic Partnership was agreed as a context for developing the Local Area Agreement and for shaping partnership working in Surrey in October 2009. It looks ahead to what Surrey will be like in 2020.

4.8 The Waverley Strategic Partnership (WaSP) is a merged body comprising the Waverley Local Strategic Partnership and the Safer Waverley Partnership. WaSP has agreed to adopt the themes of the draft Surrey Sustainable Community Strategy, rather than re-writing Waverley's own.

4.9 The Strategy notes that while rural living is idyllic for some, difficulties of accessibility, limited provision of services and infrastructure, lack of affordable housing and higher living costs in rural areas can isolate others and compound the challenges facing more vulnerable people. For example, rural young people have even less access to services, employment opportunities and engagement channels than their urban counterparts. The viability of some rural communities will become threatened as young people move away to find work and homes and businesses locate to where they have access to skilled workers and infrastructure such as communications and transport. The Strategy will support community-led plans such as Parish Plans and Health-checks to empower communities to develop their own solutions, and the Surrey Strategic Partnership will work with Surrey's Rural Partnership to understand and address the additional challenges of a rural setting when delivering the Community Strategy – for example, access to services and transport needed to enable vulnerable older people to live independently.

4.10 The Housing, Infrastructure and Environment Thematic Partnership envisages a Surrey in which "housing is affordable, built in sustainable communities with supporting infrastructure. Facilities will be within easy access to reduce car-use and travel options will be better organised, helping Surrey to achieve a low-carbon society." One of its aims over the next three years is to "establish a 'place-shaping' framework so that all new development will be built with consideration to such issues as existing or new amenities, interaction with existing communities, and live/work patterns". It proposes that the public can help by

- reducing unnecessary travel and walking, cycling, and using public transport more,
- shopping locally and buying locally sourced produce,
- using local amenities and facilities to support the local area and reduce travel and congestion.

The 'Bristol Accord' (UK Presidency EU Ministerial Informal on Sustainable Communities 2005)

4.11 The Government's view of what constitutes a sustainable community was agreed at the 'Bristol Accord' (UK Presidency EU Ministerial Informal on Sustainable Communities 2005) as follows:

- Active, inclusive, and safe – fair, tolerant and cohesive with a strong local culture and other shared community activities
- Well run – with effective and inclusive participation, representation and leadership.
- Well connected – with good transport services and communication linking people to jobs, schools, health and other services.
- Well served – with public, private, community and voluntary services that are appropriate to people's needs and accessible to all.

- Environmentally sensitive – providing places for people to live that are considerate of the environment.
- Thriving – with a flourishing, diverse and innovative local economy.
- Well designed and built – featuring high quality built and natural environment.
- Fair for everyone – including those in other communities, now and in the future.

PPS1 Broad Sustainability Indicators	Regional Sustainability Framework	Waverley Settlement Hierarchy Indicators
<p>The maintenance of high and stable levels of economic growth and employment</p>	<p>Economy</p>	<ul style="list-style-type: none"> • The availability of local employment opportunities. • The number of people who work and live within the same settlement area. • In-commuting to a settlement for employment purposes.
<p>Social progress and that meets the need of everyone</p>	<p>Social and Community Infrastructure Towns Centres/ Management of the Built and Historic Environment Communications and Transport/ Town Centres</p>	<ul style="list-style-type: none"> • Provision of primary schools, secondary education and library services. • Provision of playgrounds and parks/ amenity open space. • Provision of health facilities – doctors/ dentist surgeries. • Provision of other community facilities – community/ village halls, place of worship, public houses/ bars/inn and restaurants/ take aways/cafés. • Provision of retail facilities – comparison and convenience shops, post office, bank/ building society.

PPS1 Broad Sustainability Indicators	Regional Sustainability Framework	Waverley Settlement Hierarchy Indicators
Effective protection of the environment	Countryside and Landscape Management/ Management of the Built and Historic Environment	<ul style="list-style-type: none"> Public transport access to Higher Order Centres via bus and rail services.
Prudent use of natural resources	Sustainable Natural Resource Management	<p>The Hierarchy has been for the most part based on factual data, such as the services and community facilities that each settlement has. However, there are many environmental factors which will need to be taken into account, when deciding on the direction of development and these have been included within Appendices C, D and E.</p> <p>N/A see paragraph 4.22</p>

Table 1: The relationship between PPS1, the Regional Sustainability Framework for the South East and the Waverley Settlement Hierarchy Indicators.

4.12 *Economic and Social Sustainability Indicators*

4.13 In order to assess the sustainability of each settlement in terms of maintaining high and stable levels of economic growth, and social progress each settlement has been assessed in terms of:

- the number of schools, shops, 'other community facilities' located within the vicinity;
- access to public transport and employment opportunities and
- travel to work patterns.

4.14 A comparative list of facilities in each settlement is identified at the end of Section 5. However, the 13 community facilities and services which have been assessed under 'other community facilities' are:

- Permanent library;
- mobile library;
- community/ village halls
- churches;
- doctors surgery;
- dentist surgery;
- children's play areas;
- public houses/ bars/ inns;
- restaurants/ cafés / take aways;
- post offices;
- pharmacy
- petrol station and
- banks or building societies.



4.15 *Environmental Sustainability Indicators*

4.16 Appendix C lists and details the environmental designations that apply across the Borough, while Appendix D shows the extent of the Green Belt, AONB and AGLV, Special Sites of Nature Conservation Importance, Sites of Special Scientific Interest

and Special Protection Areas and areas liable to flood in map form. Clearly these designations must be taken into account when determining the amount and type of development that may be appropriate for each settlement.

4.17 A summary of the environmental designations which relate to each settlement is expanded upon in Appendix E.

4.18 It should also be noted that whilst some areas of a settlement may be constrained by environmental considerations such as flooding, or are areas affected by environmental designations such as the Special Protection Areas, this does not render the whole of the settlement 'unsustainable'. In the case of areas affected by the SPA, development may be able to take place if mitigation recreation land can be provided.

4.19 *Prudent use of natural resources*

4.20 It should be noted that the Council has not identified any indicators to assess settlements in terms of the 'prudent use of natural resources'. This sustainability indicator is not considered to be locationally specific. For example, the use of renewable energy in new developments should take place on all developments independent of their location within the Borough. It is therefore not currently effective to examine each settlement in terms of this indicator.

Contextual Information

4.21 Prior to the assessment of each settlement against the sustainability indicators is a short section which provides contextual information on each settlement. This includes information on the:

- geographical location;
- Size, form and character; and
- Population

4.22 The form of the settlement is an important consideration. A compact settlement of some size and depth extending beyond road frontages may be able to accommodate some level of further development without harming its character or the openness of the surrounding countryside. A village which has a linear form with little depth beyond the road frontage is unlikely to be suitable for any development other than infilling of small gaps in the built-up frontage. Development in a village that is loose-knit or which comprises ribbons of development on one side of the road only is likely to result in greater urbanisation and is unlikely to be suitable even for infilling.

4.23 The Town and Parish Settlement Audit Questionnaire.

4.24 As part of the creation of the Waverley Settlement Hierarchy, each town and parish was sent a *Settlement Audit Questionnaire*. This was in two parts. Part A was a factual audit of the facilities in the settlement/s, while Part B was a chance for Parishes and Towns to give their views on their settlements. Questions asked include whether there are any particular housing or employment issues, threats, problems, desires or opportunities, or any issues with community facilities such as access, use, cost, threats, aspirations and importance to the residents. We also asked where local people travel

to if certain facilities or services aren't available locally, as well as whether there were any other transport issues. Another question asked if there are any important issues and aspirations facing the community generally and what they thought could be done to improve or change the situation. Lastly, we asked the question already included in the 'Big Debate' survey: what makes your area distinctive or unique? The Towns and Parishes were given the option of completing both parts of the questionnaire themselves, or using Part B to run an event and consult more widely within their communities. Some chose to do this within the consultation on the Topic Papers (February - April 2009). All but three of the Parishes returned Part A of the questionnaire and there was been a 66% return on Part B forms.



4.25 The responses received were included in the first draft of the hierarchy, and published within Section 5 for each settlement on the Consultation Portal. At the end of each section was a list of issues that were raised in the Audit by the Town or Parish Council, and this provided the opportunity to comment on whether they were right and whether any other issues, relevant to the Settlement Hierarchy had been missed. This was particularly important, as in a few instances the Parish Council responses had been undertaken

by only one person, and as such, these comments needed to be verified. In addition, information was also used from Town and Parish websites where they exist. Several had undertaken recent surveys as part of Village Design Statements or other studies. Much of this published information is most relevant to the hierarchy, as issues and concerns are identified.

4.26 In the second draft of the Hierarchy, the issues raised have been incorporated into Appendix F.

4.27 In this update, Part A forms relating to factual updating were sent to the Towns and Parish and a good response rate achieved. Any additional comments submitted have been added into Appendix F.

4.28 The Form of Settlements

4.29 The form of the settlement is an important consideration. A compact settlement of some size and depth extending beyond road frontages may be able to accommodate some level of further development without harming its character or the openness of the surrounding countryside. A village which has a linear form with little depth beyond the road frontage is unlikely to be suitable for any development other than infilling of small gaps in the built up frontage. Development in a village that is loose-knit or which comprises ribbons of development on one side of the road only is likely to result in greater urbanisation and is unlikely to be suitable even for infilling. Settlement boundaries which are subject to saved Local Plan policy RD1 continue to apply when considering the location and form of development in villages.

Method of Evaluation

4.30 To enable a comparison to be made between the settlements and their sustainability the following methods have been employed:

- Scoring – each settlement is scored in terms of its performance against individual or groups of criteria (e.g. individual criteria could be grouped together to form an overall assessment of a single criteria e.g. accessibility). Please note that the figures shown in Table 3 are **scores** in accordance with the ranking process (see Appendix B) and are **not** how many shops or other facilities a settlement has;
- Ranking – settlements are given a rank in terms of their suitability or preference for development based on the assessment of sustainability in social and economic terms (e.g. rank 1 means that a settlement best in terms of scoring or represents the most desirable option);
- Descriptive - assessment based on a descriptive (written) analysis of constraints and opportunities, which has been updated in 2012.

4.31 It should be noted that there are often multiples of certain types of community facilities within settlements. However, with the exception of convenience and comparison retail units, weight has not been given to the varying multiples of a community facility available within a settlement.

4.32 Whilst the economic and social sustainability indicators have been scored and ranked, this has not been done for the environmental sustainability indicators. Scoring and ranking the environmental indicators suggest that some environmental designations are more significant than others and should be given more effective protection.

4.33 Appendix B identifies any ranking that has been applied.

Categorising the Settlements

4.34 The next stage of the assessment is to use the scoring and written analysis to categorise each settlement into the hierarchy.

4.35 When combining the sustainability indicators which examine the level of community facilities and services available within the settlements of Waverley and the accessibility of these settlements to higher order centres, the following categories have been used:

- Communities with Key Services;
- Communities with Local Services;
- Rural Communities with Limited Services;
- Rural Communities with Very Limited Services;
- Other Rural Communities (ribbon developments/ hamlets)

4.36 The Council considers that these categories continue to best describe the type of settlement within the borough.

Summary of the Settlement Hierarchy Process

4.37 This section of the paper has identified how each settlement within Waverley will be appraised and the process that will be undertaken. Figure 1 below provides a simplified diagrammatic illustration to further aid the understanding of this process forming the Waverley Settlement Hierarchy.

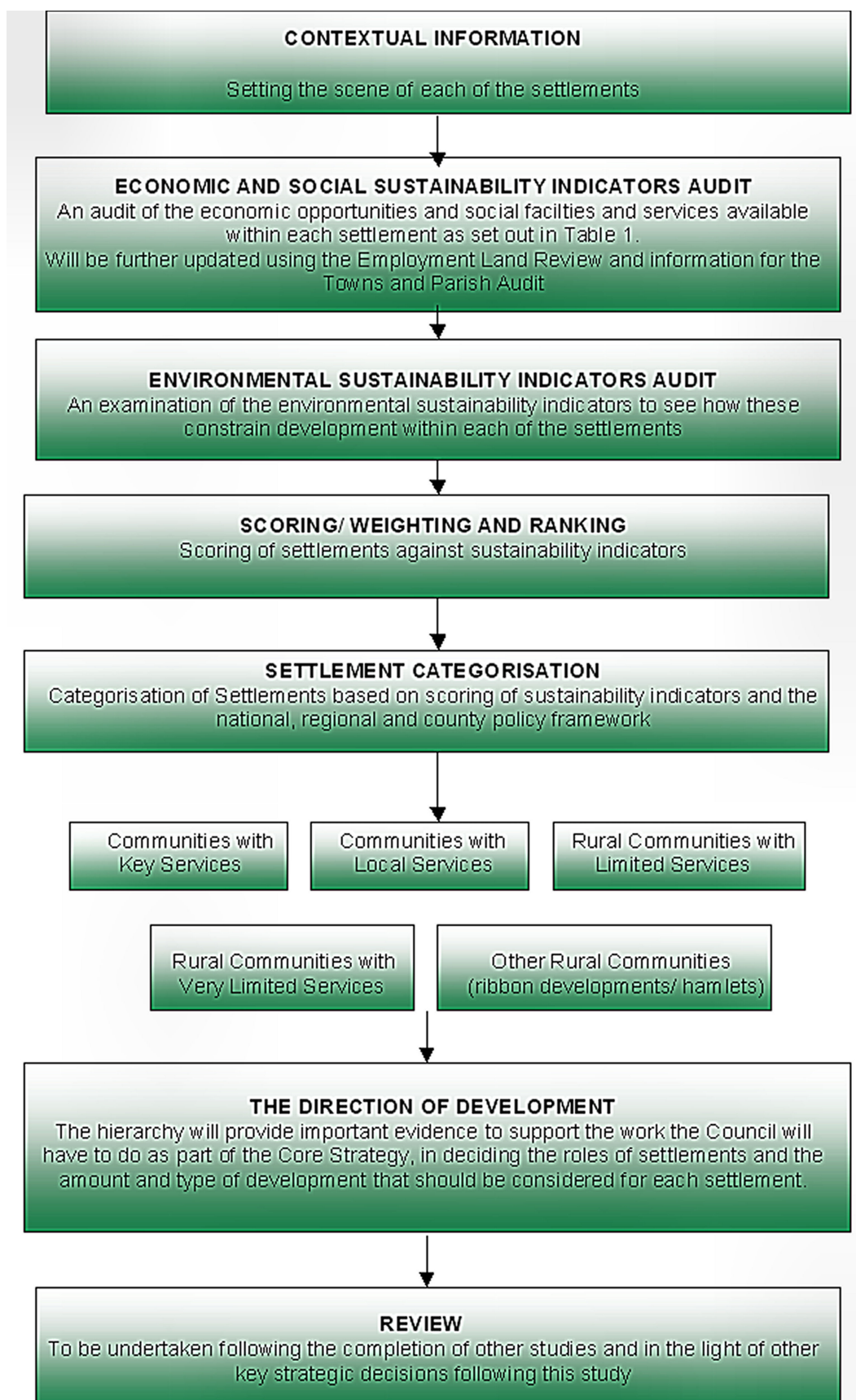


Figure 4.1 Flow Chart to demonstrate the Settlement Hierarchy Process

5 The Waverley Settlement Hierarchy

Waverley Borough Council | Waverley Settlement Hierarchy

5. An Overview of the Assessment

5.1 Within Waverley there are 38 settlements which are being assessed as part of this second draft paper.

5.2 The settlements which are being assessed are those where information on population, the level of economic and community facilities and services within that settlement are available. This information will enable the Council to compare the sustainability of settlements with one another to formulate the draft hierarchy.

5.3 Those settlements which are being assessed and the population of those settlements are identified within Table 2.

Please note that the population quoted in this document is for the settlement created using Census Special Output Areas, and is therefore different from that quoted for the Parish or ward. It may exclude certain areas as specified.

Settlement name	2001 Population
Farnham ⁽ⁱ⁾	37,055
Godalming	21,103
Haslemere (excluding Grayswood, Hindhead and Beacon Hill)	11,228
Cranleigh (excluding Rowly)	10,606
Witley (excluding Milford, Brook, Sandhills and Wormley)	3,407
Hindhead and Beacon Hill	3,874
Milford	3054
Bramley excluding * (see note 2)	2942
Chiddingfold (including Northbridge)	2882
Elstead	2457
Ewhurst (excluding Ellens Green)	2119
Frensham	1764
Shamley Green	1497
Wonersh (excluding Blackheath)	1419

ⁱ Badshot Lea was considered as a separate settlement in the first draft of the Settlement Hierarchy, but included within Farnham as a result of representations made to the Topic Papers: February 2009.

Settlement name	2001 Population
Churt	1098
Alfold (including Alfold Crossways) ⁽ⁱⁱ⁾	1047
Dunsfold	1045
Wormley ⁽ⁱⁱⁱ⁾	796
Hambledon (including *Hydestile see note 1)	765
Tilford	765
Busbridge and Munstead	758
Thursley and *Bowlhead Green (see note 3)	654
Rowly	635
Grayswood	510
Rushmoor	452
Dockenfield	421
* Rushett Common, Grafham, Palmers Cross and part of Thorncombe Street (see note 2)	399
Blackheath	381
Brook	286
Hascombe	274
Ellens Green	272
Peperharow	195
Sandhills	160

Table 2: Settlements and Population

*1 . Hydestile is a distinct settlement, but due to the limitations of the Census boundaries its population cannot be calculated distinctly from Hambledon. it is however, assessed as a distinct settlement in the hierarchy

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- ii Alfold and Alfold Crossways were suggested as a combined settlement in response to representations on the Topic Paper consultation in February 2009
 - iii Wormley was made a distinct settlement in response to representations on the Topic Paper Consultation in February 2009

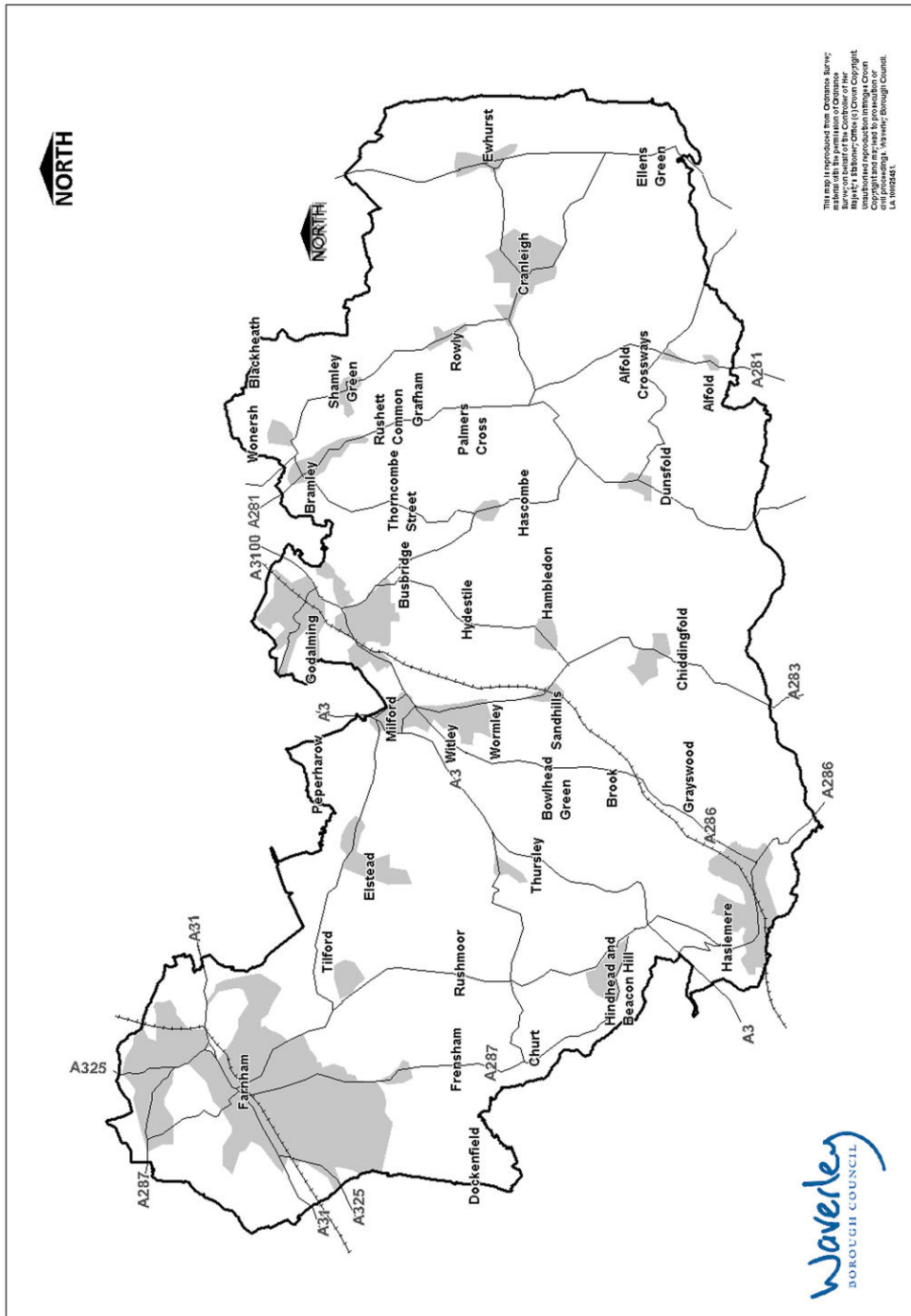
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*2. These four settlements in Bramley Parish are distinct from one another but due to the limitations of the Census boundaries their individual populations cannot be calculated separately. Each is assessed as a distinct settlement in the hierarchy.

*3. Bowlhead Green is a distinct settlement, but due to the limitations of the Census boundaries its population cannot be calculated distinctly from Thursley. It is however, assessed as a distinct settlement in the hierarchy

Source: Census 2001



5 The Waverley Settlement Hierarchy

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Farnham

Size and Character

5.4 Situated in the north west corner of Waverley, Farnham is an historic market town in a valley setting which has nearly 16,000 dwellings, and a population of over 37,000 people. The A31 runs through the centre of Farnham, as does the Alton line which provides commuter links to London Waterloo. Farnham is the largest settlement in Waverley. It is made up from a number of



large residential areas, some of which are more densely developed than others. Broadly, these areas comprise Dippenhall to the west within the rural area, Upper Hale, Hale, Heath End, Weybourne and Badshot Lea and Runfold to the north and north east of the town. These areas are separated from the town by large areas of open land, part of which comprises Farnham Park. To the south of the A31 are the residential areas of Wrecclesham, Boundstone and Rowledge, the Bournes (Upper, Lower and Middle), Weydon and Compton, and Moor Park in the rural area to the east. Within these areas are a number of conservation areas and special character areas protected by planning policy.

5.5 The layout of the town is complex and that adds to its distinctive character. It is in effect, a staggered crossroads, with other streets adding to the pattern. There is a whole network of passageways that link together different parts of the historic core. More modern developments have included this feature of yards and passages. The centre also has a modern element and a number of developments fit well into the historic environment.

5.6 The wooded hills to the north and south of the town are part of its character and open spaces such as the water meadows and other more formal green spaces give the town a spacious setting. To the south of the town are several low density residential areas which have been protected since 1974. The preservation of the character of these areas has proved successful for over 25 years, and in consequence, this residential part of the town has retained an unusually semi rural appearance, despite ongoing pressure for development.

5.7 Of particular significance to Farnham is the Thames Basin Heaths Special Protection Area (SPA), which is a site that is designated under the [European Habitats Directive](#) as being of European importance for its populations of wild birds. Some 80 ha of the Thames Basin Heaths lies within Waverley to the north of Farnham. A five kilometre radius emanates from this section of the SPA which straddles the borders of Hart and Rushmoor, and affects any new homes being built within the Farnham area.

In 2007 an Interim Miniplan was adopted, which gives guidance on the approach of Waverley Borough Council to the provision of avoidance measures to avoid the effect of a net increase in population within this 5km radius on the SPA's conservation interests.

5.8 The Miniplan earmarked Farnham Park as a suitable area of natural green space (SANG), to be used for recreational pursuits, such as dog walking, away from the SPA. The initial assessment of SANG capacity at Farnham Park has now been exhausted as a result of planning permissions being granted for housing in Farnham since the adoption of the Miniplan. A draft Avoidance Strategy which considered the potential to increase the SANG capacity in Farnham Park also considered sites as possible SANG, was the subject of consultation during June and July 2009.

5.9 Farnham Town Council has a Design Statement that was adopted as a material planning consideration in July 2010.

Economic and Social Sustainability indicators

Community Facilities and Services

5.10 Farnham is well equipped with social and community facilities. It has a range of primary schools and three secondary schools. Farnham and West Waverley are expected to experience a shortfall in primary school places within the next five years, however, Weybourne and Hale will have a small number of surplus places. Demand for secondary school places in the three secondary schools in Farnham is expected to exceed capacity according to County Council forecasts. ^(iv) Farnham also has further and higher education opportunities, including a sixth form college and the University for the Creative Arts, which currently has some 2000 students. There are also two private schools in Farnham, but these have not been assessed in the survey of community facilities.

5.11 The town and surrounding areas score well on all of the community facilities that were audited. Farnham and the surrounding area benefits from a number of social facilities including the Farnham Maltings and the Farnham Sports Centre. The Maltings provides a venue for entertainment, craft fairs and markets, exhibitions, and also houses some twenty-five businesses and a monthly market. With the exception of Hale and Heath End and Boundstone, each of other the wards has access to at least one community/ meeting hall.

iv The Draft School Organisation Plan 2009 - 2018 paras 14.10 and 14.20

5 The Waverley Settlement Hierarchy

Waverley Borough Council | Waverley Settlement Hierarchy



5.12 There is a good range of parks, open spaces and sports pitches in Farnham. The 2005 Farnham Healthcheck noted that a significant number of popular activities can only be accessed outside of the town, and this was cited as a 'significant weakness'.^(v) All villages and some residential areas have their own recreational spaces, football and or cricket pitches and play areas for children. There are also many built sports and leisure clubs and facilities including the sports centre at Dogflud Way.

5.13 The Healthcheck also noted that residents have access to a number of heritage and cultural activities, but a major weakness is the lack of access to mainstream activities such as the cinema and theatrical facilities.^(vi)

5.14 There are 7 dental practices in Farnham, 6 of which are NHS,^(vii) and the area is well served with doctors surgeries. Farnham Hospital provides a large range of services including 3 GP practices, but has no A and E facilities. Farnham has both a police and fire station.

Retail Facilities

5.15 The shopping centre is also the largest in the Borough, centred around the Borough, Castle Street, West Street, South Street and Downing Street. A new development at East Street has been permitted which will bring more shopping and leisure facilities to the eastern end of the town. In total there are 252 units trading in Farnham town centre with a 2012 vacancy rate of 6.7% (21 units). 9 of the current vacancies are in the Woolmead and East Street. There are currently 20 restaurant and cafes in the town centre and 6 take-aways, and a range of foodstores, including Waitrose and Sainsbury together with a large out of centre Sainsbury store at Water Lane. National multiple representation is good and M and S has been secured for the East Street site. There are also a wide number of independent stores in the town, which give it character. Farnham faces competition from Guildford, Fleet, Farnbrough, Camberley and Aldershot, but draws in custom from a wide area, and this can be partly attributed to the quality of the shopping environment of the historic town centre as well as the range of services available there.^(viii)

v 4.2.3 Social and Community Key Findings page 24

vi 4.2.3 Social and Community Key Findings page 24

vii Farnham, Your Town, Your Choice, Farnham Healthcheck 2005

viii Waverley Town Centre Retail Study 2008

5.16 There are a number of local shopping parades in Farnham. The larger ones are found at Farnborough Road, Lower Bourne, the Ridgeway, the Upper Hale Road and in Weybourne, Wrecclesham and Rowledge. These all contain at least one convenience food store as well as hairdressers, off-licences and take away/ restaurants. There was concern in 2008 about the loss of local shops/ post office in Upper Hale, which is a densely populated ward. In 2012 there are only two retail stores there, one being a Tesco Express, which has long opening hours. The other is on Sandy Hill estate.

Employment Opportunities

5.17 The 2005 Healthcheck noted that Farnham had a strong and vibrant economy. Farnham is one of the key employment areas in the Borough, and around a third of Waverley's jobs are to be found here. ^(ix) Of the economically active population, approximately 3,020 people both live and work within Farnham. Knowledge driven jobs account for almost one third of the total population in the town. There are some 16 business parks of varying sizes across Farnham, and with the exception of Abbey Business Park, all are located close to the town centre and the A31. Large employers include Sainsbury's, Diagonal PLC, The University for the Creative Arts, Farnham College and the Guildford and Waverley PCT.

5.18 Just over a third of employment land (73.7 ha) in the District is located in Farnham, and the town has the greatest number of employment premises. Within the SE Plan, Waverley is deemed to be fully located within the 'Rest of Surrey' sub-area. Consequently, for policy purposes, Farnham is assumed to be located outside the boundary of 'Western Corridor and Blackwater Valley' sub-area. Despite this, the Waverley Employment Land Review notes that it is important to highlight that functional economic relationships exist between the Blackwater Valley sub-area and particularly with Farnham. Specific policies are provided for the Western Corridor and Blackwater Valley, and whilst these do not impact directly on Waverley, future economic development initiatives pursued in the sub-region potentially will impact on parts of the Borough, especially Farnham. The creative and cultural industries are an increasingly important growth sector within and around the Blackwater Valley. This includes an emerging role for Farnham, driven by the activities of the campus of the University College for the Creative Arts (UCA) which is located there. ^(x)

5.19 The town has a variety of individual and unique small businesses, with the majority employing less than 10 people. The businesses in Farnham have many opportunities to network through informal gatherings and the active, independent Chamber of Commerce. ^(xi)

5.20 There are three hotels in Farnham, and many other places to stay in the surrounding area. There is no dedicated tourism centre, but the Town Council actively encourages visitors to the town. The 2005 Healthcheck noted that tourism could be a real asset to Farnham if managed sustainably.

Transport and Accessibility

ix Steps Towards a Vision for Farnham/ Local Futures Group 2007
x Waverley Employment Land Review
xi <http://www.farnham.gov.uk/business.html>

5 The Waverley Settlement Hierarchy

Waverley Borough Council | Waverley Settlement Hierarchy

5.21 Farnham is located between Winchester and London. It has excellent road communication network accessibility with the A31 (London - Winchester). It has a direct train service to London Waterloo, Aldershot and Alton. There are also buses connecting the town centre with the surrounding villages. However, the last bus is at around 7.30 p.m.

Cross Border Issues: the Whitehill - Bordon Eco- Town

5,300 new homes are proposed as part of East Hampshire's master plan for the government designated Whitehill - Bordon eco-town on 340ha of redundant MOD land. The current plans include 30,000 sq m of shops, three primary schools, two public squares, and country park and leisure facilities, as well as a new central transport hub with links to surrounding villages as well as a rail connection. As it is close to the border with Surrey and connected directly to Farnham by the A325 it's potential effects on the town will need careful consideration.

Godalming

Size and Character

5.22 Godalming is a small market town, situated in the northern part of the Borough, just south of Guildford. Together with the adjoining settlements of Farncombe and Binscombe, it has about 8,600 dwellings and has a population of some 21,000 people.

5.23 The town straddles the River Wey, and is virtually surrounded by wooded hillsides. The Lammas Lands, which is a large open meadow area close to the town centre forms an important backdrop to the historic town centre. In general development on the riverside and on the Lammas Lands (shown right) is strictly limited. The town has no central formal open space. Three narrow curved streets meet at the Pepperpot at the top of the High Street. Development around the



centre is relatively dense, closely clustered, residential, retail and commercial development. Moving out of the centre, there is extensive residential development, at varying densities, with a second retail centre in Farncombe.

5.24 The Godalming Healthcheck 2009 also reports that "Godalming and Farncombe/Binscombe are two halves of a community separated by a common highway - Bridge Road.

5.25 The town has a long history and the built environment reflects this. There are five conservation areas in and around Godalming.

Economic and Social Sustainability indicators

Community Facilities and Services

5.26 Godalming is well equipped with social and community facilities. It has a range of primary schools and one secondary school, and also a popular sixth form college, which has a wide catchment. The Surrey County Council School Organisation Plan 2009 - 2018 indicates that Godalming will have a small number of surplus primary school places for the duration of its forecast period, and is projected to maintain a significant number of spare Year 7 places over the same period. ^(xii) Some young children travel to schools a significant distance from home. ^(xiii) Many parents and young children also have to walk between Godalming Junior School and Moss Lane Infants School. ^(xiv) Godalming also has two private schools including Charterhouse, with others available in neighbouring settlements. These have not been assessed in the survey of community facilities, but the Charterhouse Club does offer leisure facilities to members.

5.27 Godalming scores very well on all of the 12 community facilities that were assessed. However, the Godalming Healthcheck reveals that some other community facilities, such as a community hospital, are missing, but this is explained by the town's proximity to Guildford. ^(xv) The town is well served health-wise with five dentist surgeries and two health centres. Godalming has police and fire stations.

5.28 The Borough Hall is well used for community events and also hosts a regular cinema. There are many other meeting places throughout the town.

Retail Facilities

5.29 Godalming is a successful town centre which benefits from a very high quality environment and quality retailers, located along Bridge Street, the High Street and Church Streets, and the other roads which lead from these. In total there are some 209 units trading in the town and in 2011 the vacancy rate was 7%, 19 units. There are several national multiples represented, as well as a full complement of banks and building societies, but the town is characterised by a high number of individual traders which provide shopping of a distinctive character. Godalming also has a high number of restaurants, cafés and public houses which ensures that the town centre is active during the evenings, and attracts non- residents to the town.

5.30 There is one town centre supermarket operated by Waitrose, and another located at the edge of the centre operated by Sainsbury's, although this considered to be well related to the town centre. ^(xvi) There is also an established Friday market which has been running for many years, and occasional French and Italian markets are also held.

xii Surrey County Council School Organisation Plan 2009 - 2018 paras14.8 and 14.18.
 xiii Para 1.13: Godalming Healthcheck Report 2009
 xiv Para 2.14 Godalming Healthcheck Report 2009
 xv Para 1.9: Godalming Healthcheck Report 2009
 xvi Waverley Town Centre Retail Study 2008

5 The Waverley Settlement Hierarchy

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5.31 Farncombe has quite an extensive parade of shops and two Co-Op supermarkets in Farncombe Street, Green Lane and St. Johns Street. There is concern about the pressure for changes of use from retail to other uses in Farncombe, where there are some vacancies.^(xvii) Several retail uses have been lost in some of the other local shopping areas of Godalming.

Employment Opportunities

5.32 Godalming, acts as one of the key employment areas in the Borough, along with the other towns. Of the economically active population 24% both live and work in Godalming. Some 61% commute out of Godalming. The town provides a range of retail units and B1a office units and industrial estates. Employment land comprises 30.4 ha which is 15% of Waverley's total, with a total of 130 employment premises.^(xviii)

5.33 There are a number of well established employment areas on the edge of the town, situated in four business parks of varying sizes along Catteshall Lane, and Woolsack Way to the east of the town, and in another in Mill Lane to the west.

5.34 Most businesses in Godalming are small to medium companies employing 11 - 499 staff, and these include the Worldwide Fund for Nature. Two of the largest employers in Godalming are Waverley Borough Council and Charterhouse School, employing over 500 staff.

Transport and Accessibility

One of Godalming's strengths is its accessibility through strategic transport links. It lies close to the A3, and both Godalming and Farncombe have access through their railway stations to a mainline link to London, Guildford and Gatwick, Woking and Portsmouth. There are regular bus services, but there is a perceived lack of integration between rail and bus services. Bus services are focused on the corridor through the valley and serve largely working hours. Access to many key services is difficult for those without cars.^(xix)



Haslemere

Size and Character

5.35 Haslemere (excluding Grayswood and Hindhead and Beacon Hill) is a small market town which has some 4,700 dwellings and a population of some 11,200 people.(15,700 including Hindhead and Beacon Hill). In relation to other settlements in Waverley, Haslemere is considered to be

xvii Para 4.19: Godalming Healthcheck Report 2009

xviii Waverley Employment Land Review

xix Godalming Healthcheck Report 2009

large in size. It sits on the county border and is adjacent to Hampshire and West Sussex. Haslemere has two commercial centres, the historic High Street and Weyhill, as well as Beacon Hill, which has a small commercial centre of its own, and is considered elsewhere in the hierarchy.

Economic and Social Sustainability indicators

Community Facilities and Services

5.36 Haslemere is considered to be a 'border' town as well as a market town, and its facilities are used extensively from a wide catchment area, including Camelsdale, Hammer, Lynchmere and Fernhurst to use the the town's many facilities including the Haslemere Hospital, Health Centre, leisure facilities (the Herons leisure centre and the Edge, Woolmer Hill), the Haslemere Hall and the Educational Museum.^(xx) Haslemere scores well on all of the community facilities with the exception of dentists, with only one dental practise specialising in orthodontics, accepting patients by referral from a dental practitioner only. Haslemere has a police and fire station.

5.37 Haslemere has three primary schools, and one secondary school. The Surrey County Council School Organisation Plan 2009 - 2018 indicates that both Haslemere and Hindhead are expected to experience and shortfall in the number of places in future years. There are likely to be very few spare places at the secondary school.^(xxi)

5.38 Haslemere has four private schools within its parish boundary (including Hindhead), but these have not been assessed in the survey of community facilities.

5.39 The settlement audit questionnaire has identified a range of active clubs and societies available in Haslemere, including a number of sports teams, clubs and societies available for young people and a number of other community based societies. There is also public access of at some of the local schools, which have halls available for hire, often free of charge for community functions. Haslemere Hall and Haslemere Museum are regularly used as a venue for many of the clubs and societies.

5.40 There is a good range of sports facilities available across the settlement. Including playing pitches for different team sports, recreation grounds and indoor sports facilities, both public and private.

xx Your Haslemere Healthcheck Review 2008

xxi The Surrey County Council School Organisation Plan 2009 - 2018 paras 14.11 and 14.19

5 The Waverley Settlement Hierarchy

Waverley Borough Council | Waverley Settlement Hierarchy

Retail Facilities

5.41 Both the High Street and Weyhill have a good range of shops, with a small number of national multiples, Tesco, Waitrose and the Co-Op, as well as many independent shops and regular markets. The fact that it is a double centre will require careful monitoring to ensure that one part does not impact on the vitality and viability of the other. ^(xxii) As part of the 2003 Healthcheck, the Haslemere Villages and Rewards scheme was introduced in 2005, to encourage shoppers to support their local businesses, and this scheme is highly successful, receiving national recognition.

5.42 In updating the 2003 Healthcheck, a questionnaire was used to gauge public perception of the range of shops and other services. The majority of people liked the range of shops, but would welcome more local food shops and expressed a preference for boutique style shops instead. Around 48% of people thought that Haslemere served all or most of their shopping needs. The town has a good range of hotels, restaurants and coffee shops. ^(xxiii) The perception in the healthcheck is that while the High Street area is thriving, there is concern over the number of empty shops in Weyhill. This view is not however, supported by the Town Centre Retail study, which showed only three vacant units there at the time of survey, which represents under half the national average. ^(xxiv) In 2012 there were 13 vacancies, 7 of these being the High Street end of the centre. All but two of these units were vacant in the last survey.

5.43 Apart from those at Hindhead and Beacon Hill, Haslemere has very few additional local shops outside the main shopping areas. There is concern about the effect of the internet on shops in Hindhead and Beacon Hill. There are newsagent's at Liphook Road and Station Approach, and a convenience store at Parsons Green. There were a number of shops at Kings Road, but the majority of these have changed to residential uses.

Employment Opportunities

5.44 Some 1800 people both live and work in Haslemere.



xxii Para 5.75: Town Centre Retail Study 2008

xxiii Your Haslemere - Haslemere healthcheck Review 2008

xxiv Para 5.47: Town Centre Retail Study 2008

5.45 Employment land comprises 6.4 ha which is only 3% of the District's overall total, and there is a total of 43 employment premises. There are three industrial estates in Haslemere, Kings Road, Unicorn and Weydown, with few other employment sites elsewhere in the town. The Waverley ELR noted that in Waverley, Haslemere has the highest percentage of sites (67%) that were assessed as being of good quality. Similarly, no sites are considered to be of poor quality. No new premises have been developed at sites in Haslemere in the last 5 years.

5.46 The Healthcheck Review 2008 has highlighted that the public perception of the range of adult employment opportunities is only fair (20%), while 14% thought it not very good. The Review also reported that the shortage of affordable housing is a major problem for local employment and recruitment.

5.47 Haslemere and District hospital, Holy Cross Hospital, the Herons leisure centre and the Royal school are the biggest employers in Haslemere.

5.48 There is concern for local businesses in Beacon Hill. (Appendix F)

Transport and Accessibility

5.49 The town is within easy reach of the A3 at Hindhead. Haslemere's railway station is located between the High Street and Weyhill, and is very well used, being one of the main stopping points on the London - Portsmouth line. There are regular train services on the London to Portsmouth line stopping at Haslemere, and parking in the residential streets around the station does cause concern for residents. (See Appendix F) There are bus services to main centres nearby, including Chichester, Midhurst, Guildford, Aldershot and Farnham, often running one to two buses per hour. This is complemented by subsidised community buses, such as the Hoppa bus service, and a service from High Lane Estate, which calls at sheltered housing on the way to the Tesco Supermarket in Weyhill.



Cranleigh

Size and Character

5.50 Cranleigh is known as the largest village in England, although it has about 4,300 dwellings* and a population of some 10,600 people (*excluding Rowly, which is considered elsewhere in the hierarchy). It is a compact settlement, with development clustered around the B2128 Guildford Road / High Street, which at its eastern end branches into the B2128

Horsham Road and the B2127 Ewhurst Road.

Economic and Social Sustainability indicators

Community Facilities and Services

5.51 Cranleigh has a good range of community facilities, including a large village hall, church halls and meeting rooms as well as the Cranleigh Arts centre which also has a theatre and shows films. There are numerous clubs and societies which use these facilities. Cranleigh Leisure centre caters for swimming and other sports, and there are many sports clubs catering for cricket, rugby, bowling and football in and around the village. Some leisure facilities at Cranleigh School are also available to the community.

5.52 Cranleigh has three primary schools and one secondary school. There are a small number of spare primary spaces, but there is expected to be a shortfall if new housing continues to be built. There will be few spare secondary school places over the forecast period. ^(xxv) Cranleigh has two private schools (Cranleigh School and Cranleigh Preparatory school) which do offer some leisure facilities to the community, however, they have not been assessed in the survey of community facilities.

5.53 In terms of health care, Cranleigh has a village hospital, but parts of it have been closed for over two years, and it only provides certain services. There is an existing health centre in the village. A site for a new hospital for the village, providing a wider range of services and facilities has planning approval, and details of its funding, status and construction are ongoing issues. Another option being considered is to demolish the existing hospital and health centre and rebuild on the same site. (November 2009) ^(xxvi) In the meantime hospital patients need to travel to the Royal Surrey County Hospital in Guildford. Cranleigh also has a police and fire station.

5.54 Cranleigh scores well on all community indicators.

Retail Facilities

5.55 Cranleigh has a wide range of shops, including a medium sized department store, (Manns of Cranleigh) and several multiples. There are some 91 units trading in the centre. 12 convenience stores (every day goods) amounting to 13% of the total, which is above the national average, and exceptional for a centre of its size. This is due mostly to the presence of Sainsbury's, Marks and Spencer Simply Food and the Co-Op. ^(xxvii) There is a weekly market in Cranleigh as well as regular Farmer's and French markets. In 2012 there were just two vacant shops. It is remarked on by the parish council that there has been an increase in the number of charity shops.

xxv The Surrey County Council School Organisation Plan 2009 - 2018 paras 14.7 and 14.19

xxvi <http://www.cranleighhospital.org/>

xxvii Para 5.54: Waverley Town centre Retail Study 2008

5.56 The village has an extremely good environmental quality, and the shopping area is notable for being attractive and pedestrian friendly. ^(xxviii) It is considered to be vital and viable. There are two large car parks, at either ends of the shopping area, and these are well used. Parking is often difficult on Thursdays, as the weekly market uses part of the Village Way car park.



5.57 Cranleigh shops face competition mainly from Guildford, and also from Horsham. ^(xxix)

5.58 Cranleigh has few shops outside the shopping centre. There is a small group on the Ewhurst Road, but this group does not contain any convenience shops, due to the close proximity of the centre. There are convenience stores at Alfold Road and Taylors Crescent, to serve local needs.

Employment Opportunities

5.59 The Waverley Employment Land Review notes that 17% of total assessed employment land in the District is within Cranleigh. The study identified 54 employment premises. There are three industrial estates providing local employment opportunities within Cranleigh at Manfield Park on the Guildford Road, Little Mead and Hewitts Industrial Estates. The largest employers are Cranleigh School, the Co-Op and Sainsbury's. The majority of companies in Cranleigh are small.

5.60 Cranleigh has a large number of people who commute out of the village. Some 2,300 people both live and work in Cranleigh, which is a large proportion of the people who work in the village (77%).

5.61 In the past the main source of employment was agriculture, and industries associated with the Wealden clay sub-soil such as the manufacture of tiles and bricks. Swallow Tiles closed in 2008.

Transport and Accessibility

5.62 Cranleigh is some nine miles from Guildford mainline station. Most of the surrounding villages are reached via B roads and other lanes. It is well served by buses at regular intervals from early morning to early evening, which then reduces to an hourly service until 10.45 p.m.

xxviii Para 5.79: Waverley Town centre Retail Study 2008

xxix Para 4.17 Waverley Town Centre Retail Study 2008

5 The Waverley Settlement Hierarchy

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5.63 The disused railway line which ran from Guildford to the south coast runs through Cranleigh and Bramley. This has long been established as a recreational route for walkers, cyclists and horse-riders. The re-opening of the route as a railway line was examined in 1997 and rejected, however, the route was recognised as an important movement corridor and is protected under Policy M8 of the Waverley Borough Local Plan 2002. In June 2009, the idea of re-opening the line was been raised again, in a report by the Association

of Train Operators (ATOC), called Connecting Communities. A further feasibility study would be required to ensure that the best route was chosen, but the report advises that there is "a good business case, reflecting the benefits of relieving traffic on congested local roads and of providing an alternative access to the railway, given that Guildford is already a busy station with finite car parking capacity. However, it should be noted that there was no funding in place for this scheme as of November 2009, and no further details beyond the main concept were available.

Cross-boundary issues

5.64 As part of the Horsham Core Strategy, land to the west of Horsham and south of Broadbridge Heath (bounded by the A264 to the north, River Arun to the southwest and the railway to the southeast) has been identified as a location suitable for a mixed-use development of 2,000 homes plus the necessary infrastructure, facilities and services, and construction of some of these began in 2012. The Land West of Horsham Masterplan was adopted by the Council on 31 October 2008, and this sets out the principles of development for the area. The implications of this development on Cranleigh will need careful consideration.

Alfold (including Alfold Crossways)

Size

5.65 Alfold is a village in the south east of the Borough which has just over 400 dwellings and a population of some 1,045 people.

Form

5.66 Development in Alfold is mainly concentrated around the B2133 Loxwood Road around its junction with the A281 down towards the West Sussex border. The northern part of the village, Alfold Crossways, is more developed than the older part of Alfold to the south. The distance between two areas is just over a kilometre. There are two small housing estates in Alfold Crossways, one of which, Chilton Close, was an early affordable exceptions housing scheme, while the remaining development is spread along each side of the Loxwood and Horsham Roads with no backland development. There is also a mobile home park, the Compasses to the north east, on the banks of the Wey and Arun Canal.

5.67 The southern part of the village is older and more close knit in form. The conservation area includes several listed buildings and the attractive setting of St. Nicholas's church.

5.68 The area surrounding the village is relatively open in character, with several farms and areas of woodland.

Economic and Social Sustainability indicators



5.69 For a settlement of its size, there is a good amount of local employment opportunity, with several small businesses including Alfold Mowers, a garage workshop, Alfold Garden centre and the Wildwood Golf and Country Club, as well as the Alfold Business Centre which contains approximately twelve small units. The one shop(left) also contains a post office.

5.70 There are also many businesses operating from Dunsfold Park (the largest part of which is situated within Alfold Parish) which extends to some 600 acres, and provides over 42,000 sq ft in over 160 buildings which are used as warehousing, industrial and offices. The site contains three runways, an extensive perimeter track. The aerodrome is designated as a private unlicensed airfield where Prior Permission is Required ("PPR"). Air related movements are limited to 5,000 per annum and must relate to the assembly, repair or flight testing of aircraft, or movement of staff and customers associated with companies at Dunsfold Park.

5.71 Dunsfold Park is also partly situated within the parish boundary of Dunsfold. It is physically separated from Alfold by the Wey and Arun Canal. Similarly, Tickners Heath Farm is noted in the Waverley Employment Land Review as a farm based employment location, suitable for continued B1 and B8 uses, but it is not a sustainable location having no services or public transport nearby. ^(xxx) Some 16% of the working age population of Alfold (including Alfold Crossways) work from home, which is quite a high percentage in Waverley. ^(xxxi)

5.72 Alfold contains both St. Nicholas's Church and the Alfold Chapel. There are three public houses; the Three Compasses, the Alfold Barn and the Crown Public House, but this was closed in April 2009. The single village shop also contains a Post Office in the southern part of the village and the BP garage on the A281 also has a small convenience shop. Until mid 2009, the petrol station also had a cashpoint machine.

5.73 There is a well - used community/ sports centre and play area surrounded by sports fields and pitches on the Loxwood Road.

xxx Waverley Employment Land Review 2009

xxxi 2001 Census, 2003 CAS Wards

5 The Waverley Settlement Hierarchy

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5.74 Alfold School, which is situated between Alfold and Alfold Crossways, closed a number of years ago, and is now used as a Montessori pre -school (The Little School.) There are no Surrey County Council maintained infant, primary, junior or secondary schools in Alfold. However, there are three primary schools and one secondary school in Cranleigh, about 5 miles away. Some children also attend the junior school in Loxwood, West Sussex.

5.75 Residents go to Loxwood medical centre for health care, or to Cranleigh.

5.76 The Alfold Rural Initiative was adopted in 1999. It identified a number of criteria against which planning applications for housing should be assessed, which included the improvement and upgrading of infrastructure and retention of the rural character. It also considered traffic issues, the environment, leisure, crime and employment and health and social issues. While the document is now ten years old, the issues within it are broad and its recommendations continue to be a material consideration in determining planning applications. ^(xxxii)

5.77 Alfold and Alfold Crossways both have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Blackheath

Size

5.78 Blackheath is a small village situated in the north eastern corner of Waverley. It has a population of under 380 people living in some 147 dwellings ^(xxxiii)

Form

5.79 Blackheath is linear in form, with residential properties located on either side of Blackheath Lane and Littleford Lane. The whole village is surrounded by heathland, which gives it an 'isolated' feel.

Economic and Social Sustainability indicators

5.80 Of the assessed community facilities and services, Blackheath has a church, a village hall and a cricket ground. It has no shops of any kind, and it's public house closed in 2011. A local community group are considering options to seek to reopen it. There are no employment opportunities in the village, although just over 15% of people work from home. ^(xxxiv)

5.81 There are limited week-day bus services to Guildford and Godalming.

xxxii Alfold Rural Initiative 1999

xxxiii Note: Due to the configuration of the Census 2001 Special Output Areas an area in excess of what is considered to constitute Blackheath had to be used for population and dwelling calculation purposes. The figures quoted therefore include some people, dwellings and institutions which would more correctly be associated with Shamley Green.

xxxiv 2001 Census, 2003 CAS Wards.

5.82 Blackheath has no Surrey County Council maintained schools within the settlement. Two infant schools are located around two miles from the village, in Bramley and Shamley Green.

5.83 There are a number of small businesses and professional consultancies which operate from home offices. The biggest employer, on the edge of the ward, is Barnett Hill (a hotel, conference and events venue).

Bowlhead Green

Size

5.84 Bowlhead Green is a hamlet situated to the south east of the A3, almost in the centre of Waverley. Combined with Thursley, its parish population is some 654 people in 269 dwellings. ^(xxxv)

Form

5.85 The few dwellings in the village are situated around a crossroads of lanes. This area forms a conservation area which contains many fine examples of early farmsteads, which reflect its origins as an agricultural settlement. The ratio of listed and period buildings is high. The high banks and hedges around the narrow lanes give the hamlet a 'peculiar isolated quality'. ^(xxxvi)

Economic and Social Sustainability indicators

5.86 Bowlhead Green has no community facilities of its own, and residents use those in Thursley village, needing to cross the A3 to do so.

5.87 There are no Surrey County Council maintained schools in walking distance. Within nearby settlements of Witley, Elstead, Milford, Hindhead and Haslemere, there are a range of educational facilities including four primary, two infant, one junior and two secondary schools.

5.88 There are some small businesses in the village which offer local employment, including the pub, stables and kennels. The increase in people who work from home is regarded by local residents as a positive for the village, in that people who work from home are normally better-placed to contribute to community life. ^(xxxvii)

5.89 The bus service is very limited, being twice a week to Godalming, and there is also a Hoppa bus service by appointment. Local people provide a taxi service for those that need lifts. The nearest station is at Milford or Witley, and health facilities such as doctors and dentists are in Milford, Witley or Elstead.

xxxv Note: Due to the configuration of the Census 2001 Special Output Areas, an area in excess of what is considered to constitute Bowlhead Green had to be used for population and dwelling calculation purposes, which also includes the village of Thursley.

xxxvi Thursley Village Design Statement 2008

xxxvii Thursley Village Design Statement 2008

Bramley

Size

5.90 Bramley is one of the largest villages in Waverley, having a population of some 2,942 people in 1211 dwellings. ^(xxxviii)

Form

5.91 Bramley is situated in the north east of the Borough, and development is centred around the crossroads formed by Station Road, Snowdenham Lane and the A281 Horsham Road/ Birtley Road.

5.92 Housing development is dense in places, but in general there is a good mix of housing types in the centre of the village, ranging from small units to larger listed dwellings. There are several long cul- de -sacs such as Linersh Wood Close that run parallel to the A281. These roads are characterised by having detached dwellings on long narrow plots with little space in between them.

5.93 Bramley is surrounded by countryside, with many large properties in substantial grounds.

Economic and Social Sustainability indicators

5.94 Bramley is one of the highest scoring villages in terms of its community facilities. It scores on all of the community indicators, with the exception of a doctor's surgery (residents use Wonersh surgery) and a mobile library; but the village does have its own well-used permanent library, which also houses the Post Office. It has an infants school and the community has access to facilities in St. Catherine's private school. Bramley is within 5 miles of Godalming and Cranleigh which have a number of Surrey County Council maintained schools, which cater for 3-16 year olds, and Godalming College for further education. Waverley BC sheltered accommodation (Blunden Court) also serves as a weekly day centre for elderly.

xxxvi This figure excludes the rural hamlets of Grafham, Thorncombe Street, Rushett Common, Palmers Cross and Smithbrook, which can be found elsewhere in the hierarchy.

5.95 For a village, Bramley has a very good number of shops, and this includes three convenience shops, a range of restaurants and two public houses. Bramley also has a petrol filling station with a convenience shop attached to it. In 2012 there were three vacant shops and an empty restaurant. The Bramley Parish Plan 2010 highlighted the concerns of some residents about parking and the loss of the more traditional shops, and supportive of the post office in the village.

5.96 Bramley also has a good number of employment opportunities for local people. As well as the range of shops, which it is estimated employ in the region of 100 people, it also has a business park on Station Road, which contains 16 units employing some 50 staff, and at the time of the Employment Land Review all units were fully occupied and assessed as a sustainable location for employment. Eight units at Birtley Courtyard to the south of the village, employing 30 staff were similarly fully occupied. St. Catherine's school also employs 50 staff. However, there is only limited opportunity to extend the employment capacity due to car parking restrictions within the area. ^(xxxix) There is an increasing number of applications to allow home-working in Bramley and currently some 14% of the work age population work from home in the village and surrounding area.

5.97 Access to public transport is also good, with a regular 20 minute bus service through the village between Cranleigh and Guildford and a two-hourly service to Alford. There is also a Hoppa bus service periodically to Godalming and Milford.



5.98 The disused railway line which ran from Guildford to the south coast runs through Bramley. This has long been established as a recreational route for walkers, cyclists and horse-riders. *(right)* The re-opening of the route as a railway line was examined in 1997 and rejected, however, the route was recognised as an important movement corridor and is protected under Policy M8 of the Waverley Borough Local Plan 2002. In June 2009, the idea of re-opening the line has been raised again, in a report by the Association

of Train Operators (ATOC), called Connecting Communities. A further feasibility study would be required to ensure that the best route was chosen, but the report advises that there is "a good business case, reflecting the benefits of relieving traffic on congested local roads and of providing an alternative access to the railway, given that Guildford



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is already a busy station with finite car parking capacity. However, it should be noted that there was no funding in place for this scheme as of November 2009, and no further details beyond the main concept were available.

5.99 Bramley's Parish Plan, adopted in 2010 identified transport and traffic as the most commonly identified problems in the village, in terms of the amount and speed of freight and lorries, speed and congestion.

5.100 Bramley does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Brook

Size

5.101 Brook is a small hamlet, in the parish of Witley, having a population of some 286 people living in 113 dwellings.

Form

5.102 Brook is situated on either side of the A286 Haslemere Road, to the south west of Witley. Development is loose- knit and the surrounding land is mainly agricultural, woodland and open countryside, with a large recreation ground to the east.

Economic and Social Sustainability indicators

5.103 Brook has a low score in terms of community facilities, having only a village hall and the Dog and Pheasant Public house and restaurant. There are no schools located within the settlement. There are a range of schools in Brook's nearby settlements, including a primary school in Chiddingfold, infant and junior schools in Witley and Haslemere and secondary schools in Milford and Haslemere. Rodborough is the only school to offer shared leisure facilities for local residents.

5.104 There are just two small businesses in the settlement offering local employment, the Dog and Pheasant and Witley Farm. Each employs ten people.

5.105 There has been no significant development in Brook since the 1960s, as the settlement is surrounded by ancient woodland and farm estates.

5.106 Commuters use Witley and Haslemere stations, some three and seven miles away respectively. The well-used A286 runs through the middle of the village.

Busbridge

Size

5.107 Busbridge is a medium sized village situated to the south of Godalming. It has a population of some 758 people in 268 dwellings.

Form

5.108 Busbridge as an area is physically indistinguishable from Munstead Heath. The development here is loose-knit, with many large houses in substantial plots surrounded by woodland, hills and open countryside.

Economic and Social Sustainability indicators

5.109 Busbridge is a unique place in Waverley in that using ward boundaries means that Busbridge's main community assets, such as St. John the Baptist Church, village hall and infant school are all in Godalming. In using the Census Special Output areas boundaries in the data collection process therefore, means that Busbridge has a low score for community facilities, but nevertheless, it does actually have them. Its very close proximity to Godalming means that Godalming residents also use these facilities as they are within walking distance.



5.110 It does have a Surrey County Council maintained junior school and as mentioned above more schools are located in close proximity within adjoining settlements, including secondary schools in Godalming and Milford, offering use of leisure facilities to residents. It has no shops, public house, restaurants or other leisure facilities.

5.111 The area of Busbridge outside Godalming, known as Munstead is rural, containing many fine houses with gardens designed by Edwin Lutyens and Gertude Jekyll. Busbridge Lakes (right) and Winkworth Arboretum are popular tourist attractions.

5.112 The largest employers in Busbridge are Tuesley Farm and Milford Hospital.

5.113 Medium sized employers include the Cheshire Home and there are various other small rural businesses across the area. Some 14% of the working age population currently work from home in Busbridge.

5.114 Buses run from Hambledon through Hydestile and on to Guildford for three days per week, and also from Cranleigh via Hascombe.

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Chiddingfold

Size

5.115 Chiddingfold is a large village situated in the south of Waverley, having a population of some 2880 people living in 1089 dwellings. These figures also include Northbridge, which is a small hamlet to the north of Chiddingfold. ^(xi)

Form

5.116 The more densely developed part of Chiddingfold is to the north west, and is mainly residential development with substantially built up frontages. The historic core is further south around the village green and this part of the village is also covered by the larger part of the conservation area. Development here is loose-knit with some large properties in substantial grounds. Turners Mead is a small estate of semi-detached houses to the south.

5.117 Chiddingfold is surrounded by woodland, open countryside and farmland.

Economic and Social Sustainability indicators

5.118 Chiddingfold is well served in terms of community facilities having 8 of the 13 scored, including a doctors surgery which serves the surrounding villages. It also has several small shops including a valued post office, chemist, butchers, general grocery stores and three public houses. In 2012 it also had a coffee shop and mini-delicatessen and take-away. The village has a very good range of sports facilities and community halls and numerous clubs and societies for all ages.

5.119 There is a Surrey County Council maintained primary school located within Chiddingfold. Adjacent settlements, including Haslemere contain three infant, two junior, one primary and one secondary school.

5.120 There are many small businesses operating from Chiddingfold, several of which are associated with horses (farriers, racehorse training, livery etc.) There are two small industrial estates 2km to the north of the village, but these tend to be associated with Wormley rather than Chiddingfold. There are also a large number of self employed professionals based in the village, and some 17% of people work from home. ^(xii)

5.121 There is an hourly bus service to Haslemere, Witley Railway Station, Milford, Godalming and Guildford. This service stops at 7p.m. which restricts travel in the evenings. A survey carried out as part of the 2004 Parish Plan showed that 84% of respondents never used the local bus service, and that the private car is the most

xi The Parish Council recommended that Chiddingfold and Northbridge be considered as one settlement in the first consultation on the settlement hierarchy in early 2009.

xii ONS 2001 Census.

common form of transport. There is a Hoppa Bus and local taxi services. Chiddingfold is within driving distance to an hourly train service from Witley station to Portsmouth, London, Gatwick and Heathrow.

5.122 Chiddingfold does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Churt

Size

5.123 Churt is a medium sized village having a population of 1098 people living in 462 dwellings. It is situated in the western part of Waverley, on the border with East Hampshire.

Form

5.124 The most densely developed part of Churt is centres around the junction of Crossways, Barford Lane, Churt Road Halehouse Lane. Surrounding development is loose-knit, larger properties in substantial, well- wooded plots.

Economic and Social Sustainability indicators

5.125 Churt scores relatively well in terms of the community facilities it has, having six of the 13 assessed. It has a small parade of shops, one of which is a convenience store. The Post office has been lost. For services that aren't available in the village itself, residents travel to Grayshott(Hampshire), Haslemere, Farnham and Guildford.

5.126 There is one Surrey County Council maintained infant school within Churt. The closest primary schools and secondary schools are located in Hindhead and Haslemere.

5.127 Churt also has a good range of sports facilities, and a wide range of clubs and societies use a variety of community halls and meeting rooms, however, the use of these can be restricted by those who don't drive, due to the lack of pavements and cycleways.

5.128 There are several small businesses in Churt, with only limited employment opportunities.

5.129 The village has a regular hourly bus service between Farnham and Haslemere during the day, as well as a Hoppa bus service. There is also a volunteer village transport service as well as local taxis.

5.130 Churt does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Dockenfield

Size

5.131 Dockenfield has a population of 421 people living in 161 dwellings. It is a small village situated in the extreme west of Waverley, on the border with East Hampshire.

Form

5.132 Development in Dockenfield is mainly residential, and is loosely concentrated around the Street and the roads off to the north and south.

Economic and Social Sustainability indicators

5.133 Dockenfield achieves a low score in terms of community facilities, having only three of the 13 facilities being assessed, the church and a play area. It has one public house. It has no shops, schools, employment opportunities or other services for local people. There is a Surrey County Council maintained infant school in the adjacent settlement of Frensham, but for state primary, junior or secondary education facilities, the closest schools are available in Farnham, around 5 miles from Dockenfield village. There is only one bus service that goes to Farnham.

5.134 Dockenfield does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Dunsfold

Size

5.135 Dunsfold is a village situated in the south of Waverley, adjoining the border with West Sussex. It has a population of 930 people living in some 396 dwellings. There are two main areas of development forming a linear development around the Common. There are also a number of well-spaced settlement areas along lanes leading from the village, and three post war developments on the perimeter of the Common area. Nugent Close is a small development of 21 Housing Association dwellings to the east of Dunsfold Common Road, and a further development of 11 affordable dwellings is under construction at the rear of the Royal British Legion in the centre of the village.

Economic and Social Sustainability indicators

5.136 Dunsfold scores reasonably well in terms of the community facilities that it has. It has one community owned and run convenience shop with a post office within, which is not only valued by residents, but by those in neighbouring villages. The village also has a fire station. For health care, residents travel to Bramley, Cranleigh or Chiddingfold, where there is a health centre with a dispensary. There are two churches.

5.137 The Dunsfold Village Design Statement was written by the community and adopted as in 2001, which sought to identify the principles, design features and quality standards in the parish that are valued, and is used to direct the way that changes should be made to maintain Dunsfold's individuality.

5.138 Of considerable concern to the village is the closure of its local school some years ago. Since that time, the Parish Council campaigned to stop the school being sold and/or used for other purposes, and still wishes to recover the building for village educational uses. The closest primary school to Dunsfold village is located in Chiddingfold, a distance of around 4 miles.



5.139 There is a wide range of small businesses operating in Dunsfold, and some 17% of people of working age do so from home. The employment activity in the village is described as vibrant in the parish settlement audit.

5.140 There are also many businesses operating from Dunsfold Park (the largest part of which is situated within Alfold Parish) which extends to some 600 acres, and provides over 42,000 sq ft in over 160 buildings which are used as warehousing, industrial and offices. The site contains three runways, an extensive perimeter track. The aerodrome is designated as a private unlicensed airfield where Prior Permission is Required ("PPR"). Air related movements are limited to 5,000 per annum and must relate to the assembly, repair or flight testing of aircraft, or movement of staff and customers associated with companies at Dunsfold Park.

5.141 The Secretary of State's decision to dismiss an appeal on the proposal at Dunsfold Park to build some 2,600 homes, school and other community amenities was received in September 2009. The principle reason for rejecting the scheme was the unsustainable location leading to a significant volume of traffic movements with the attendant impact of the local road infrastructure. It was also clear from the decision that it was also considered that it was premature to allow such a significant development prior to the proper consideration of the options for the location of development through the LDF. Pending completion of the LDF Core Strategy, it was simply not possible to compare this scheme with the other options for delivering the South East housing requirement.

5.142 There is a regular bus service linking the village to Cranleigh and Godalming.

5.143 Dunsfold does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

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Ellens Green

Size

5.144 Ellens Green is a small village in the extreme south east of the Borough, on the boundary with West Sussex. It has a population of 272 people living in 110 houses. These are spread along the B2133 Horsham Road and along Furzen Lane. The village is surrounded by agricultural land and open countryside.

Economic and Social Sustainability indicators

5.145 Community facilities are extremely limited and amount to a village hall, play area and the Wheatsheaf public house, which also provides a take-away service. The village hall (*right*) is well used on a daily basis by various groups. For other services, such as healthcare, residents travel to Cranleigh and Rudgwick, which is just over the border into West Sussex. They are referred generally to either Horsham hospital or the Royal Surrey in Guildford. There are no Surrey County Council maintained schools located within Ellens Green. However, the adjacent settlement of Cranleigh provides three primary schools and one secondary school.



5.146 Brookside Rural Park is a small industrial estate to the south of Ellens Green, and this includes landscaping and building materials. There are also a number of small businesses, and these include livery and stabling, kennels and cattery, car maintenance and restoration and log supplies.

5.147 There is an hourly bus service to Horsham and Guildford via Cranleigh, and a Sunday service which is limited.

Elstead

Size

5.148 Elstead is a large village of some 2,457 people living in 1059 dwellings. Development is loosely concentrated around the Milford and Thursley Roads. There are three conservation areas, the largest being at the western end of the village around the ancient bridge over the River Wey. In its form, the village is relatively compact, and surrounded by extensive heathland, which is valuable both in terms of recreation and habitat.

Economic and Social Sustainability indicators

5.149 The village is well served with community facilities, having 9 out of the 13 facilities scored. These include a doctors surgery, two public houses, a restaurant and take-away. The village has a number of shops, around the Green and in the Thursley and Milford Roads, as well as a good range of services for local people.

5.150 The village has a very good range of community facilities, as well as two large recreation grounds. One of these has a large multi-use pavilion. There could be more facilities for teenage needs. There is a primary school located within the village and infant and junior schools in the adjacent settlement of Thursley. Elstead village is situated roughly 5 miles between Godalming and Farnham, which both have secondary schools.

5.151 There is a low degree of local employment actually within Elstead, with the majority of residents working elsewhere. Some 18% of those residents of working age do so from home, which is the second highest number doing so in Waverley settlements. However, on the edge of the village, just into Peperharow parish, is an industrial area of just over 4 ha, comprising of three different sites, Federal Mogul, Tanshire House and Elm House. All three sites are considered to be suitable for continued employment use for current occupier in the Employment Land Review, but it is noted that their location is not considered to be sustainable, being poorly located for public transport, but reasonably well linked to the strategic road network.

5.152 There is a two- hourly bus service provided to Godalming, Guildford, Farnham and Aldershot, but as in all the other villages in the Borough, this is limited at weekends, and many residents rely on car transport. There is also a Hoppa bus service. The nearest railway stations are at Farnham, Milford and Godalming.

5.153 Elstead does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Ewhurst

Size

5.154 Ewhurst is situated in the extreme east of Waverley adjoining the boundary with Mole Valley. It is in two parts, with the more densely developed part of the village of Ewhurst to the north and the loose knit development of Ewhurst Green to the south.



Economic and Social Sustainability indicators

5.155 Ewhurst has 5 of the 13 facilities being assessed. It has a well used convenience store, and a farm shop just out of the village and a number of other comparison shops. It also has two public houses, one of which is within the village. The village is well served with community facilities, used by a variety of clubs and

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organisations, and as well as the various halls, there is also the Sayers Croft Field centre which provides outdoor recreational experiences for a wide range of groups. The community also has access to facilities at the Infants school and the Duke of Kent school. A new facility for the football clubs and Youth club has been completed since the last survey and is now in use. Ewhurst has a Church of England Infants school, and is situated less than 3 miles from three primary schools and one secondary school located in Cranleigh.

5.156 There are several small businesses in Ewhurst, offering some opportunities to local people. The larger employers include the Duke of Kent School and Hurtwood schools (private), Sayers Croft, the Skoda Garage and workshop, and also a variety of many self-employed personnel and other small businesses employing fewer people. There is a great deal of activity related to 'horsiculture' in the area. However, the majority of workers commute out of the village.

5.157 The bus service to Cranleigh and Guildford is reasonably regular during the week, but there is no provision at weekends. There is also a weekly Hoppa bus to the Tesco store at Broadbridge Heath, West Sussex.

5.158 Ewhurst does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Frensham

Size

5.159 Frensham is a medium sized village having a population of some 1225 people living in 472 dwellings. The village is comprised of three areas, Shortfield Common and Millbridge to the north with Frensham itself to the south of the River Wey. There are two conservation areas, one covering Millbridge, and the other centred on St. Mary's church and the Street.

5.160 Initially, the three areas had been included as three separate settlements for the purposes of the hierarchy. Following its receipt of the Settlement Audit questionnaire, Frensham Parish Council was of the view that this should not continue to be the case, since both the north and south parts of the village use the same amenities which include school, church, pub and shop. It therefore strongly supported the consideration of the three areas as one settlement.

Economic and Social Sustainability indicators

5.161 Frensham has a number of community facilities, including a community owned and run shop, which will be incorporated into a scheme to provide a multi use community building. The village is well served with sports, recreation and play facilities, and there are many clubs and organisations. Pierrepont was once a private school, but now offers religious training on a voluntary basis, to some 80 students from around the world. There is one infant school within the the village and the adjacent settlements provide educational facilities for a range of ages. This includes Farnham, a distance of around 4 miles, which has 5 primary schools, 4 infant schools, 2 junior schools and 3 secondary schools. However, just under half of these facilities are located in the north of Farnham.

5.162 The settlement has no doctors surgery and residents use facilities in Rowledge or the Bourne.

5.163 There are limited opportunities for employment in the village. There are a small number of farm workers, and several home-office self-employed, but no large employers. Pierrepont religious establishment employs some 50 people but most are voluntary and/or part-time. There are a small number of retail jobs. As part of the Frensham Village Design Statement, a survey showed that there was little demand for additional employment opportunities, and a clear opposition to the creation of industrial or business parks.

5.164 The area does attract tourists to the Ponds and Common, but in line with the National Trust approach, these attractions are not widely advertised in order to control numbers and maintain and protect the special environment and habitats.

5.165 There is a single regular bus service on the A287 which connects with Farnham and Hindhead, and few school buses. Commuters travel to Farnham station 2.5 miles away.

5.166 Frensham (including Millbridge and Shortfield Common) does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Grafham

Size

5.167 Grafham is a small rural hamlet situated on either side of the A281, south of Bramley. It comprises under 20 dwellings and has one church and a meeting room.

Economic and Social Sustainability indicators

5.168 Grafham Grange is a special needs school which offers limited employment opportunities. There are no Surrey County Council maintained schools located within Grafham. There is an Infants school in Bramley village to the north, as well as St. Catherine's School for girls. Other education facilities for ages 3-16 are located in Cranleigh around 5 miles away. There are no shops and a cricket ground is located in neighbouring Rushett Common. Local shopping needs are catered for in Bramley, which is about 3 km (1.8 miles) away, or in Cranleigh.

5.169 Grafham has a local bus service every two hours through the village between Cranleigh and Guildford and a two-hourly service to Alfold. There is also a Hoppa bus service periodically to Godalming and Milford.

Grayswood

Size

5.170 Grayswood is a village of some 510 people living in just over 200 dwellings. Situated to the north east of Haslemere, development is loosely concentrated around the on either side of the A286, within a triangular shaped area formed by the Mount,

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Lower Road and Clammer Hill. There is also another row of dwellings further to the north off Clammer Hill, and other dwellings between Grayswood and the outskirts of Haslemere.

Economic and Social Sustainability indicators

5.171 Grayswood scores well in terms of community facilities, having a church, village hall (right), public house and a convenience store. There is also a Surrey County Council maintained infant school within the village. It is relatively close to Haslemere and so it is assumed that residents travel there by car or bus for additional facilities. Grayswood is also situated on an off-carriage cycle route between Chiddingfold and Haslemere as detailed in the Waverley Strategic Cycle network 2005. Haslemere contains Surrey County Council maintained educational facilities for 3-16 year olds, including a infant, junior, primary and secondary school. The local public house has been identified as being well used by the community and by others from further afield.



5.172 There is a bus service, with hourly services to Guildford, via Godalming and south to Haslemere and Midhurst.

5.173 Employment opportunities are limited to small businesses and include the garage/sales on the A286 and the Wheatsheaf public house.

5.174 Grayswood does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Hambledon

Size

5.175 Hambledon is a small rural village in the centre of Waverley. It has a population of some 765 people living in 314 dwellings. Development is loosely concentrated around Malthouse Lane and Vann Lane. There are two conservation areas, once around the area of the cricket green, and the other further north including the Merry Harriers public house and the church.

Economic and Social Sustainability indicators

5.176 Hambledon has five of the 12 community facilities surveyed and this includes the village community shop and post office. Employment opportunities are limited to small businesses and include the shop and nursery school. St. Dominic's is a school for children with special needs and is the largest employer, however, these are specialist staff and mostly come from outside the village. Some 15 % of people of working age work from home in Hambledon. There are no Surrey County Council maintained schools within the settlement of Hambledon. Services which are not available in the village are

found by going to Milford, Chiddingfold, Godalming, Haslemere or Guildford. There is a primary school located in the adjacent settlement of Chiddingfold and junior and infant schools to the west in Witley. The closest secondary school to the village of Hambledon is Rodborough Technology College in Milford.

5.177 All community facilities in Hambledon are volunteer driven, well used and maintained; there is no perceived need for additional facilities. ^(xliii)

5.178 Bus services are limited to Godalming, Guildford and Haslemere. The nearest railway stations are Milford and Witley.

Hascombe

Size

5.179 Hascombe is a small village with a population of 274 people living in 123 dwellings. The more densely developed part of the village to the north is on either side of the the B2123. The older part of the village is within the conservation area, off the main road and located around a picturesque village green. The area is surrounded by open fields and woodland.



Economic and Social Sustainability indicators

5.180 The village has little in the way of community facilities, and these are limited to the parish church, village hall, play area and recreation ground, and the White Horse public house. There are no Surrey County Council maintained schools located within the settlement and limited schools located in adjacent settlements. Pupils attend schools in Cranleigh or Godalming, which have facilities catering for the full age range from 3 to 16 years. There are no shops in the village, and residents travel to Cranleigh, Godalming or Guildford.

5.181 There is an hourly bus service to Dunsfold, Godalming and Guildford during the week, which ceases at 5.00 p.m, and no service on Sundays. This is of concern to older residents. (2012)

5.182 Employment opportunities are very limited, to small businesses such as the public house and stables. Some of the larger houses in the area employ staff. There are some opportunities for farm work and game keeping. Some 14% of people of working age in Hascombe do so from home.

xliii Response to Hambledon Parish Audit 2008

5.183 Hascombe does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Hindhead and Beacon Hill

Size

5.184 Hindhead and Beacon Hill are two distinct areas to the north of Haslemere. Both within the same ward, they have a combined population of some 3874 people living in 1470 dwellings. The area is surrounded by attractive common land, much of which is owned by the National Trust, steeply sloping away down into the Devil's Punchbowl to the north east. Much of the land surrounding the residential areas is densely wooded.

5.185 The village of Grayshott is situated immediately adjoining Hindhead along the Headley Road. Grayshott has a good array of shops and other services which are likely to be used by Waverley residents not wishing to travel further into Haslemere. Similarly, leisure facilities in Waverley are also just as likely to be used by Grayshott residents than those in their own Borough, as both the Edge and the Herons leisure centres are closer than those in East Hants.

Economic and Social Sustainability indicators

5.186 Hindhead is developed with residential and commercial properties around the junction of the A3 with the A287 Tilford Road. The settlement has been afflicted by heavy traffic for many years, but it does retain some degree of character, with several buildings dating from the 1920s. The main road artery from Portsmouth to London separates Haslemere from Hindhead. The Hindhead tunnel opened in 2011, taking the traffic out of the centre of Hindhead and and transform its character. As a result, there is likely to be pressure for redevelopment of sites, particularly on the London Road (A3 east of the crossroads). London Road is one of the three locations in the Borough where air pollution (NO₂) has been measured at levels in excess of the Government's targets. Additional development could exacerbate pollution levels because of extra traffic, and could expose future occupiers to air pollution, but clearly should be eased on the opening of the tunnel.

5.187 A Concept Statement containing principles of development for the crossroads area of Hindhead was approved by the Council in July 2008 and is now a material consideration to be taken into account in any planning decisions for the area.

5.188 Beacon Hill is situated within the 'triangle' formed by the Tilford and Frensham Roads. It is well served for community facilities, lacking only a doctors surgery (with the exception of a limited surgery times available at the United Reform Church) and a bank, and there is a range of convenience and comparison shopping. The response to the 2012 update expressed concern that the village retail services were being 'strangled' by the internet.

5.189 Within the Haslemere Healthcheck Review 2008, one of the aims was to improve economic activity in Wey Hill, Hindhead and Beacon Hill. This follows on from projects which were initiated in the 2003 Haslemere Healthcheck and managed by Haslemere

Initiative and others by local groups and organisations; many in partnership with others including Waverley Borough Council. While the majority of projects were completed on very small budgets, the Beacon Hill Regeneration Scheme attracted funding of £189,000.

5.190 The Beacon Hill project aimed to ensure the long-term viability, sustainability and health of the village and its various communities and to offer business support and development opportunities. Research was carried out to gain the support of the whole community and recruit local volunteers to be involved in the delivery of the project. Physical improvements to the village centre have been completed including a zebra crossing, new heritage lighting, pavements resurfaced and a new children's play area. In parallel a promotional campaign was put in place to encourage people into the village centre. ^(xliii)

5.191 There are currently two Surrey County Council maintained primary schools located within the Hindhead area, one situated in Beacon Hill and the second on the boundary of Waverley and East Hampshire, between the village of Grayshott and Hindhead. The adjacent settlement of Haslemere provides the full range of educational facilities for 4-16 years olds. The Surrey County Council School Organisation Plan 2009 - 2018 indicates that both Haslemere and Hindhead are expected to experience a shortfall in the number of primary places in future years. There are likely to be very few spare places at the secondary school. ^(xliv)

5.192 There are a range of sports facilities available in Hindhead & Beacon Hill, with open space for sport at playing fields and community space at the Royal British Legion Club, which provides use of a bowling green and tennis courts.

5.193 There are buses travelling to Farnham and Haslemere during the day and Hindhead and Beacon Hill are around 5 miles from Haslemere Train Station.

Hydestile

Size

5.194 Hydestile is situated around Salt Lane and Hambledon Road, across the parish boundaries of Hambledon and Busbridge. It is loose knit in form and comprised of mainly residential properties.

Economic and Social Sustainability indicators

5.195 Hydestile does not have any community facilities, and it is assumed that residents travel to Godalming, Busbridge or Hambledon for the services that they require. There are no Surrey County Council maintained schools within the settlement of Hydestile. There is a primary school located in the adjacent settlement of Chiddingfold and junior and infant schools to the west in Witley. The closest secondary school is the Rodborough Technology College in Milford.

5.196 The largest employer in the area is the Cheshire Home. Some 14% of the working age population currently work from home in the ward which includes Hydestile.

xliii 'Your Haslemere' Haslemere Healthcheck Review 2008

xliv The Surrey County Council School Organisation Plan 2009 - 2018 paras 14.11 and 14.19

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5.197 Buses run from Hambledon through Hydestile and on to Guildford for three days per week.

Milford

Size

5.198 Milford is a large village of over 3,000 people living in 1307 dwellings. It is situated in the north of the borough and to the east of the A3. Development is mainly residential and clustered around the Portsmouth Road, Church Road, Petworth and Haslemere Roads. There is a substantial amount of horticultural land to the north west, owned and cultivated by Secrett's Garden Centre, Farm Shop and Nursery, with a golf course to the south east.

Economic and Social Sustainability indicators

5.199 Milford scores very well in terms of its community facilities, having 11 out of the 13 facilities which are being assessed. These include a doctor's surgery and dentist. It also has a wide range of recreation opportunities including two golf clubs. Additional facilities are also available to the public at Rodborough School. This is a Surrey County Council maintained secondary school located to the south of the village. There is also an infant school within the settlement. The Surrey County Council School Organisation Plan 2009 - 2018 indicates that primary schools in both Milford and Witley are under major pressure at present, and that this situation is likely to remain unless additional local provision is developed. No aggregate change is likely at secondary level in the Godalming area, within which Milford lies. ^(xlv)

5.200 There is a good range of shops in the centre of the village, although these have reduced in number since the first survey in 2008. One of the public houses has been converted to a Tesco Express store. These have parking available, with a regular successful Farmer's Market taking place at Secrett's, Chapel Lane. If services are not available in Milford, residents travel to Godalming or Guildford.

5.201 There are a number of employment opportunities in Milford, with Secrett's Garden Centre, Farm Shop and Nursery being the biggest employer, followed by the Co-Op and Tesco. Other businesses are small, many being sole traders. Some 12% of people of working age do so from home in Milford. (2001 Census)

5.202 Milford is highly accessible, having a railway station within walking distance from the village. Trains and buses are used by a quarter of households ^(xlvii)

5.203 Milford does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

xlv The Surrey County Council School Organisation Plan 2009 - 2018 paras 14.9 and 14.21

xlvii Witley Parish Plan (2006)

Palmer's Cross

Size

5.204 Palmers Cross is a very small rural hamlet situated on the A281 to the south of Bramley. It is made up of mainly residential properties, serviced most locally by Bramley Village, and further beyond by Cranleigh, Godalming and Guildford.

Economic and Social Sustainability indicators

5.205 There are no community facilities located in Palmer's Cross. There are several small businesses to the south, where Whitley Farm has diversified, and these include Taurus Wines, animal feed supplies, picture framing and an art shop. Within the settlement is also Wintershall Farm estate, which supplies organic meat and is also the venue for theatrical productions several times per year. There are no Surrey County Council maintained schools located within Palmer's Cross, with the closest education facilities for ages 3-16 years located in Cranleigh, or at the infants school in Bramley.

5.206 Access to public transport is also good, with a regular 20 minute bus service through the village between Cranleigh and Guildford and a two-hourly service to Alfold. There is also a Hoppa bus service periodically to Godalming and Milford.



Peperharow

Size

5.207 Peperharow is a very small historic settlement in the north of Waverley, to the east of Elstead. It has a population of 195 people living in 65 dwellings. The main area of population in the area surrounding Peperharow Park. Peperharow House is a Grade I Listed building which has been converted to a number of residential units of a high quality. There is no main road through the settlement, which makes Peperharow a particularly tranquil place in the Borough.

Economic and Social Sustainability indicators

5.208 The settlement has no community facilities other than the parish church. It does have a cricket pavilion which can be used for parish meetings. As facilities are not available in the settlement, residents tend to use those in the neighbouring village of Shackleford (which is within Guildford Borough), Elstead, Tilford and Guildford. There are no schools within Peperharow. The adjacent settlements of Elstead and Milford provide an infant, primary and secondary school.

5.209 Peperharow Barns is a complex of historic buildings which have been converted to provide accommodation for various small businesses, but because of the isolated nature of the estate, it is likely that the majority of people working there will need to come by car. To the west of the Shackleford Road is an industrial area of just over 4 ha, comprising of three different sites, Federal Mogul, Tanshire House and Elm House.

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All three sites are considered to be suitable for continued employment use for current occupier in the Employment Land Review, but it is noted that their location is not considered to be sustainable, being poorly located for public transport, but reasonably well linked to the strategic road network.

5.210 There is an occasional bus service to Elstead and Guildford, but it does not pass through Peperharow Park as it is a private unadopted road and no bus stop at the entrance to the Park.

Rowly

Size

5.211 Rowly is a small hamlet to the north of Cranleigh. There are no community facilities in Rowly itself, but the observation from the Parish Council is that given its close proximity to Cranleigh probably has little need for retail and community facilities.

Economic and Social Sustainability indicators

5.212 Rowly did once have two small convenience stores including a post office, and also a garage with a filling station at Gaston Gate, but these have been converted to residential use. It now has a pet food shop, gift shop and a second hand car sales outlet. Otherwise, there is one small business hiring heavy machinery, which has been established for a number of years with long term employees. There is little or no opportunity for further employment.

5.213 There are no schools within the settlement, but its close proximity to Cranleigh provides the residents with the full range of educational facilities for 3-16 year olds.

5.214 Rowly does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Rushett Common

Size

5.215 Rushett Common is a small rural hamlet made up of mainly residential properties around the junction of the A281 with Run Common Road, just to the north of Grafham.

Economic and Social Sustainability indicators

5.216 Rushett Common has no community facilities at all, and no public transport of any kind. Residents are serviced locally by Bramley village and further beyond by Cranleigh, Godalming and Guildford. It does have a cricket pitch and pavilion. The only employment opportunity is at Birtley nursing home.

5.217 There are no Surrey County Council maintained schools located within Rushett Common, with the closest education facilities for ages 3-16 located in Cranleigh or Godalming and an infant school to the north in Bramley.

5.218 Access to public transport is also local bus service through the village between Cranleigh and Guildford and a two-hourly service to Alfold. There is also a Hoppa bus service periodically to Godalming and Milford. There is access from this settlement to and existing off- carriageway route on the Surrey Cycle network.

Rushmoor

Size

5.219 Rushmoor is a medium sized village in the parish of Frensham, with a population of some 452 people living in 159 houses. It is situated in the western part of the borough, and dwellings are loosely arranged in a grid system of straight roads, giving the village a distinct character.

Economic and Social Sustainability indicators

5.220 Rushmoor receives a very low score in terms of community facilities, having only one convenience shop with a post office within, and a pet shop. A new farm shop at Frensham Garden Centre draws customers from the area, but is a mile away from Rushmoor, and the garden centre is suggested by the Parish Council as possible the biggest employer in the area. It has no obvious village centre. Rushmoor residents largely use village amenities such as the church, sports clubs and public houses in nearby Tilford, Churt and Frensham, and for health facilities go to Farnham.

5.221 There are no Surrey County Council maintained schools within Rushmoor and limited schools in the surrounding areas, with a three infant schools and a junior school in adjacent settlements. The closest primary and secondary schools can be found to the north in Farnham and to the south in Hindhead and Haslemere, all around 4 to 7miles from Rushmoor village.

5.222 Employment opportunities in Rushmoor are very limited. Most are small businesses run from home, and in fact the ward which includes Rushmoor has the highest percentage of those working from home in the Borough, at 19.6%. Many residents commute to work outside the parish and the borough from Rushmoor. The main employers are between Frensham and Rushmoor and include a garden centre and wholesale nursery, nursing homes, a timber company and farms.

5.223 There is no public transport route through Rushmoor, the nearest restricted service being in Tilford, some 2 miles away. There is a Hoppa service for shopping and a demand responsive facility for hospital and medical facilities.

5.224 As part of the Frensham Village Design Statement,^(xlvii) a survey showed that there was little demand for additional employment opportunities.

xlvii Rushmoor is within the Parish of Frensham

Sandhills

Size

5.225 Sandhills is a small hamlet situated to the south west of Witley. It has a population of 160 people living in 65 dwellings (based on the combination of Special Output Areas (SOAs) combined for the Hierarchy). In reality the settlement is much smaller and comprises just 69 people living in 32 dwellings. Development is loose knit and located around the crossroads formed by Brook Road, Sebastopol Road and Hatch Lane.

Economic and Social Sustainability indicators

5.226 Sandhills residents do not have access to any community facilities within the settlement. It shares some local services (such as the use of the village hall), with neighbouring Brook. For other services, residents travel to neighbouring Witley, Milford or Haslemere. It does have access to the station at Wormley, which is within walking distance for residents. There is a small recreation ground in Sandhills, but there is no formal play equipment there. Local children play at the larger recreation ground in Brook.

5.227 The only employment opportunities in Sandhills is at the RSPCA donkey sanctuary, which has some five staff, who come in from Haslemere.

5.228 Residents can use a bus service which runs hourly until 6.00 p.m, along the main A286 through Brook, but there is no bus route through Sandhills itself. Commuters use Witley station which is less than a mile away.

5.229 There are no Surrey County Council maintained schools located within the settlement of Sandhills. A primary school, infant and junior schools are available at Chiddingfold and Witley and the closest secondary school is the Rodborough Technology College in Milford.

Shamley Green



Size

5.230 Shamley Green is a medium sized village having a population of 1497 people living in some 600 dwellings. The more densely developed part of the village is to the west of the B2128 with the historic core and conservation area located around the village green and to the east of the main road.

Economic and Social Sustainability indicators

5.231 Shamley Green scores on five of the 12 community facilities, and has two public houses, which have restaurants attached. There is one convenience shop, which also contains the Post Office. There is one Surrey County Council maintained infant school located to the north of Shamley Green village. The settlement is also supported by primary and secondary schools in the adjacent settlement of Cranleigh, around 4 miles south of Shamley Green.

5.232 Local employment opportunities are limited to small workshops, three shops, other rural businesses and the two schools in Shamley Green, with most people working outside the settlement. Some 16% of the work age population do so from home. The nearest railway stations are Shalford (3 miles) and Guildford (5 miles). The bus service is reliable and regular during working hours, but more limited in the evenings and at weekends. A Hoppa bus service also operates in the area. A Village Care scheme helps with transporting people to healthcare, shopping and social visits.

5.233 Shamley Green does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Thorncombe Street

Size

5.234 Thorncombe Street is a small rural hamlet made up of mainly residential properties and farms. It is located some 3.5 km (2 miles) to the south west of Bramley village.

Economic and Social Sustainability indicators

5.235 Thorncombe Street has no community facilities at all, and no public transport of any kind. Residents are serviced from Bramley village and further beyond by Cranleigh, Godalming and Guildford.

Thursley

Size

5.236 Thursley is a village of some 654 people (including Bowlhead Green) who live in 269 dwellings. It is situated to the west of the A3, about halfway between London and Portsmouth.^(xlviii) Development is loosely clustered around the Street and Dyehouse Lane. The exception to this pattern of development is Warren Park, which is a high density settlement of 40 mobile homes occupying the former site of a public house. This site is out of the village, with direct access on to the A3.

5.237 Also within the Parish of Thursley is another small settlement, Bowlhead Green. It is physically separated from Thursley by the A3, which is the main reason for its consideration as a distinct settlement in the Hierarchy but its inhabitants use the facilities in Thursley. (See Bowlhead Green).

xlviii <http://www.thursley.org/thursley/welcome.html>

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5.238 Outside the core of the village are Pitch Place and Smallbrook. Here, the dwellings are generally located in spacious plots and are set back from the main road with extensive screening and mature gardens/landscapes. ^(xlix)

Economic and Social Sustainability indicators

5.239 Thursley has a low score in terms of its community facilities, having a church, a public house which is owned by a consortium of villagers and developed as a 'gastropub', and a village hall, however these facilities are all valued and well used.

5.240 There are no Surrey County Council maintained schools within the settlement of Thursley. Within adjacent settlements of Witley, Elstead, Milford, Hindhead and Haslemere, there are a range of educational facilities including four primary, two infant, one junior and two secondary schools.

5.241 There are few employment opportunities in Thursley. Today there are still a number of farmers whose livelihood depends on agriculture and many villagers still work the land in many varied ways. This influences the activities and contributes to the agricultural ambiance of the village. The vast areas of common land that can be enjoyed by riders have led to a marked increase in horseculture with the creation of many livery yards. The village includes a limited number of commercial enterprises. Broadband speed is particularly slow (2012).

5.242 The increase in people who work from home is regarded as positive for the village in that people who work from home are normally better-placed to contribute to community life, being located within it. ^(l)

5.243 The village has a Hoppa bus only, but it is unable to access parts of the village.

5.244 Thursley does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Tilford

Size

5.245 Tilford is a medium sized village of some 765 people living in 270 dwellings. Development is loose-knit and located around Tilford Street, Tilford Road and around the village green, and much of it is covered by a conservation area. The River Wey runs through the centre of the village



xlix Thursley Village Design Statement 2008

l Thursley Village Design Statement 2008

Economic and Social Sustainability indicators

5.246 Tilford has a church and village hall, two public houses and a shop, which also contains a cafe. There are two schools within the settlement, one infant and one junior. It is also in close proximity to a range of schools for different age ranges available in Farnham and to the east is within 4 miles of the primary school in the adjacent settlement of Elstead.

5.247 Employment in Tilford is small scale, with a timber yard (Tilhill Forestry) and Greenhills Business park identified as employment sites in the Employment Land Review 2009. Both are considered suitable for their current uses, but not in a sustainable location. Tilford Woods is a private complex of 33 purpose built, luxury, self-catering, timber lodges on the edge of the village, providing tourist accommodation. The Rural Life Centre outside the village is a country life museum run by a charitable trust. Both sites offer some small scale local employment opportunities. The village itself is an attractive tourist attraction in the summer months, as the river runs through the centre, with wide grassy areas for informal recreation, adjacent to the Green with its cricket pitch and pub. The Ahmadiyya Muslim Centre Islamabad was established in the Old Sheephatch School outside the village, after it closed in 1977 and serves as an Islamic education centre.

5.248 Tilford does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.



Witley

Size

5.249 Witley is a large village having a population of some 4203 people (excluding Brook, Sandhills and Milford) living in some 1523 dwellings. Development is largely between the A286 Haslemere Road and A283 Petworth Road. There are two conservation areas, one around the junction

of the A283 with Wheeler Lane, and the other larger area to the south on the A283 and Church Lane, which includes the White Hart Public House, the Church and the First School.

5.250 The Civil Parish of Witley is a collection of communities rather than a single community. If you ask people where they live, they will reply Milford or Wormley or Brook or Enton or Sandhills. They will only say Witley if they live in the village of that name. ⁽ⁱⁱ⁾

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Economic and Social Sustainability indicators

5.251 Witley is well served for community facilities, having eight of the facilities being assessed. It has two public houses, three places of worship and two children's play areas, as well as doctors (with a dispensary, but only available to patients registered in Witley) and private dentists practises. There are two convenience shops.

5.252 The post office in adjacent Wormley has closed since the last audit.

5.253 There are Surrey County Council maintained infant, primary and junior schools within the settlement of Witley and just across the settlement boundary into Milford there is a secondary school. Witley is within 4 miles of schools located within Godalming. The Surrey County Council School Organisation Plan 2009 - 2018 indicates that primary schools in both Milford and Witley are under major pressure at present, and that this situation is likely to remain unless additional local provision is developed. ⁽ⁱⁱⁱ⁾

5.254 There are a number of small businesses in Witley including two plant nurseries, and three small industrial estates which offer some opportunities for local employment. Some 14% of people of working age do so from home in Witley.

5.255 Witley Station (located in Wormley), provides a regular and reliable service to London and the south, and is predominantly used by residents in Wormley and Chiddingfold. Residents in Witley tend to use Milford Station. Bus routes are limited and more so in the evenings and at weekends and are reported to be under review.(2012)

5.256 Witley does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

Wormley

5.257 Wormley developed primarily as a result of the construction of Witley station, in the 19th century. It is located mainly on the south western side of the A283 Petworth Road, and is dominated by the imposing buildings of King Edward's School. The settlement is also bisected by the railway line, which runs north east to south west through it. It has a population of 796 people living in 138 households.

Economic and Social Sustainability indicators

5.258 Wormley has a low score in terms of community facilities, however, it is in close proximity to those in Witley. It did have a post office/ convenience shop which also served Witley residents, but since the last audit, this has closed. It does now have a farm shop. (Parish audit 2012)

5.259 There are no schools for younger children actually within Wormley, but both infant, junior and primary schools are available in Witley, with a secondary school in Milford. The settlement also contains King Edward's School, which is one of the largest private co-educational boarding and day schools for 11 - 18 year olds in the South East of England.

iii The Surrey County Council School Organisation Plan 2009 - 2018 para 14.9

5.260 Witley Station (located in Wormley), provides a regular and reliable service to London and the south, and is predominantly used by residents in Wormley and Chiddingfold. Residents in Witley tend to use Milford Station. Bus routes are limited and more so in the evenings and at weekends, and are reported to be under review. (2012)

5.261 Wormley was the original location for Cooper & Sons Ltd walking stick factory, but this has now been replaced by housing and a light industrial estate with light industrial/ warehouse units, to the south of the settlement.

Wonersh

Size

5.262 Wonersh is a medium sized village situated in the north eastern corner of Waverley. It has a population of some 1419 people living in 592 dwellings. The historic core of the village is located around the junction of the Street and the B2128. The village has then developed to the north with several housing estates, and to the south at Wonersh Park, which is a Low Density Residential Area covered by Policy BE6 of the Local Plan.

Economic and Social Sustainability indicators

5.263 Wonersh scores reasonably well in terms of community facilities. It has a village shop and post office which is owned by the village charitable trust. It also has a doctor's surgery, It is also very well supplied with community halls, having a village hall, church hall and a meeting room, all of which are well used by a number of clubs and societies. Sports facilities are also very good.



5.264 There are no Surrey County Council maintained schools within the settlement of Wonersh. There is an infant school close to the border with the adjacent settlement of Shamley Green. Wonersh is also around 5 miles from infant, junior, primary and secondary schools located in Cranleigh and Godalming.

5.265 There are very limited opportunities for village employment in Wonersh, with some small office premises. The biggest employer, on the edge of the ward, is Barnett Hill (a hotel, conference and events venue). The parish plan highlights the need to protect such local employment uses and prevent their loss to residential uses. Parking in the centre of the village is also very limited and this is highlighted as a matter of concern by the residents.

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5.266 There are several regular buses through the village, to Cranleigh, Guildford and Horsham. The most frequent are to Cranleigh and Guildford are twice an hour on weekdays, but these are less frequent at weekends. There is no local taxi service in Wonersh. Commuters drive to Godlaming, Farncombe, Horsham, Shalford, Chilworth and Guildford in order to travel by rail.

5.267 Wonersh does have a settlement boundary which was defined for the purposes of Policy RD1 in the 2002 Local Plan.

5.268 Table 3 shows the current 'scores' for the various settlements, based on the community facilities that they have. The score for 2010 is shown in brackets where this has changed in 2012. Information is based on the audits returned in 2012 from the Town and Parish Councils.

5.269 Changes between 2010 and 2012 have been minimal, the most common being the loss of mobile library facilities. Bus services are one of the most common features causing concern, particularly in the rural areas, but research shows that these have not changed significantly in this update. A table of the current bus services has been attached within Appendix B.

Please note that the figures relate to the scores given as part of this process and are not the actual number of facilities that a settlement has. For example, Bramley has a total retail score of 4, this reflects that it has between 2 and 5 convenience shops (a score of 2) and between 10 and 49 comparison shops, (also giving a score of 2) making a total score of 4. An explanation of the scoring and ranking is given in Appendix B.

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Settlement	Totals (including Retail, Schools and Community Facilities)		Population	Public Transport			Employment				Travel to Work		Environmental Constraints		
	Total Score (including Retail, Schools and Community Facilities)	Total Ranking		Bus Service	Rail Service	Total Public Transport Score	Local Employment Opportunities	Employment Market	Total Employment Score	Travel to Work Pattern	Total Travel to Work Score	AONB	Areas at Risk of Flooding	Green Belt	
Farnham	51	1	37055	3	4	7	4	4	8	49	2	N	Y	N	
Godalming	50	2	21103	3	5	8	4	4	8	48	2	N	Y	N	
Haslemere (excluding Grayswood, Hindhead and Beacon Hill)	46	3	11228	3	4	7	4	3	7	36	1	N	N	N	
Cranleigh (excluding Rowly)	42	4	10606	3	0	3	4	3	7	28	1	N	Y	N	
Milford	38	5	3054	3	3	6	3	3	6	54	3	N	Y	Y	
Hindhead and Beacon Hill	34	6	3874	4	0	4	3	2	5	41	2	N	N	N	
Bramley (excluding *)	32	7	2942	3	0	3	4	3	7	30	1	N	Y	Y	
Witley	28	8	3407	3	0	3	2	3	5	50	3	N	N	Y	
Eistead	27	9	2457	1	0	1	4	2	6	45	2	Y	Y	Y	
Chiddingfold (inc Northbridge)	24	10	2882	3	0	3	1	2	3	67	3	Y	Y	Y	
Alfold	22	11	1047	2	0	2	3	1	4	51	3	N	Y	N	

Churt	20	=12	1098	2	0	2	1	3	4	52	3	Y	N	Y
Ewhurst	20	=12	2119	2	0	2	1	2	3	44	2	N	Y	N
Frensham	20	=12	1225	3	0	3	1	2	3	52	3	Y	Y	Y
Shamley Green	20	=12	1497	3	0	3	1	2	3	45	2	Y	N	Y
Wormley	18	=16	796	3	3	6	3	3	6	50	3	Y	N	Y
Dunsofold	17	=17	930	2	0	2	2	2	4	67	3	Y	Y	N
Grayswood	17	=17	510	3	0	3	1	3	4	36	1	Y	N	Y
Tilford	17	=17	765	0	0	0	1	2	3	52	3	Y	Y	Y
Hambledon (inc Hydestile)	16	=20	765	2	0	2	0	3	3	50	3	Y	N	Y
Wonersh (excluding Blackheath)	16	=20	1419	3	0	3	1	2	3	33	1	N	N	Y
Busbridge (inc Munstead)	15	22	758	2	0	2	3	3	6	30	1	Y	N	Y
Brook	14	23	286	2	0	2	0	3	3	50	3	Y	N	Y
Ellens Green	13	24	272	3	0	3	2	1	3	51	3	Y	Y	N
Rowly	12	=25	635	3	0	3	1	3	4	25	1	N	N	Y
Rushmoor	12	=25	452	0	0	0	1	3	4	52	3	Y	Y	Y
Thursley	11	=27	654	0	0	0	0	2	2	45	2	Y	N	Y
Hascombe	11	=27	274	2	0	2	0	3	3	30	1	Y	N	Y
Dockenfield	10	=29	421	1	0	1	0	2	2	52	3	Y	N	N
Peperharow	10	=29	195	0	0	0	2	2	4	45	2	Y	Y	Y
Blackheath	9	=31	381	1	0	1	0	3	3	33	1	Y	N	Y
Sandhills	9	=31	160	0	0	0	0	3	3	50	3	Y	N	Y

5 The Waverley Settlement Hierarchy

Waverley Borough Council | Waverley Settlement Hierarchy

Grafham	8	=33		0	0	0	0	0	3	3	30	1	Y	Y	Y
Hydesfield	8	=33		1	0	1	3	4	3	30	1	1	Y	N	Y
Palmers Cross	8	=33		1	0	1	3	3	3	30	1	1	Y	N	Y
Thorncombe Street	7	36		0	0	0	3	3	3	30	1	1	Y	Y	Y
Rushett Common	6	37		1	0	1	3	3	3	30	1	1	Y	Y	Y
Bowlhead Green	4	38		0	0	0	2	2	2	45	2	2	Y	N	Y

An Overview of The Ranking of Settlements

6.1 The preceding section of this paper sets out the sustainability of settlements within Waverley against the economic, social and environmental sustainability indicators.

6.2 This section of the paper pulls together the information gathered to give an overview of each settlement within Waverley and suggests a broad Settlement Hierarchy.

6.3 Once again it should be noted that whilst the Settlement Hierarchy will indicate the most sustainable locations for development, it is not the only consideration when deciding on the appropriate amount and type of development. Levels of development will also be dependent on other factors, including the strategic policy direction and suitable sites being available for development.

6.4 The hierarchy will however help to guide the search for sites when specific allocations and applications for development are considered.

The Categorisation of Settlements within Waverley

6.5 When combining the sustainability indicators which examine the level of community facilities and services available within the settlements of Waverley and the accessibility of these settlements to higher order centres, the following categories are currently proposed:

- Communities with Key Services (or Principal Settlements)
- Communities with Local Services (those with a good range of services expected in larger rural and/ or suburban villages) villages)
- Rural Communities with Limited Services (those which have only few services, such as a village shop)
- Rural Communities with Very Limited Services (and
- Other Rural Communities (hamlets/ ribbon developments).

6.6 The Council considers that these categories best describe the type of settlements within the Borough.

6.7 In terms of classifying where a settlement falls within the hierarchy it should be noted that it is not a rigid test where certain criteria must be met in full in order to merit a certain status. In the review, the addition or loss of a single facility such as a shop or public house has in two instances been enough to elevate or lower a settlement's place in the hierarchy.

Farnham, Godalming, Haslemere and Cranleigh

6.8 Farnham, Godalming, Haslemere and Cranleigh are considered to be the most sustainable settlements within Waverley, as they provide the greatest number and range of community services and facilities to meet the needs of the local community.

6.9 These settlements provide:

- A range of comparison and convenience retail facilities;
- Educational facilities at a primary and secondary level;

6 The Ranking of Settlements within Waverley against the Sustainability Indicators

- All 'other community services and facilities' that were assessed;
- Employment facilities; and
- Good public transport services via rail (Farnham, Godalming and Haslemere) and bus (all four settlements).

6.10 It is also evident that all four settlements support and service their rural hinterland.

6.11 In terms of environmental sustainability, none of the four settlements has its built up areas restricted by the AONB designation. With the exception of Haslemere, part of each of the other centres has an area which is liable to flood. These tend to be within the town centres.

6.12 With regard to the Waverley Settlement Hierarchy it is considered appropriate to identify Farnham, Godalming, Haslemere and Cranleigh as Communities with Key Services at the top of the hierarchy.

Milford, Hindhead and Beacon Hill, Bramley, Witley, Elstead and Chiddingfold

6.13 These larger settlements all have the good range of services expected in larger rural and/ or suburban villages. If some services are not available within those settlements, then they are available in that adjoining, and this is particularly the case with doctors surgeries. In a rural borough this is to be expected. Each of these settlements has either an infant, junior or primary school within the settlement, with the majority having either an infant and junior or primary school within the settlement.

6.14 With regard to the Waverley Settlement Hierarchy it is considered appropriate to identify Milford, Hindhead and Beacon Hill, Bramley, Witley, Elstead and Chiddingfold as Communities with Local Services in the next level of the hierarchy.

Alfold, Ewhurst, Churt, Shamley Green, Dunsfold, Frensham, Grayswood and Tilford

6.15 With the exception of Grayswood, each of these settlements has a convenience store (each associated with a Post Office) which meets the day-to-day needs of local residents. The majority of these settlement has either an infant, junior or primary school actually within the settlement. Each also has a number of other community services. Alfold and Dunsfold have the highest scores in relation to local employment opportunities due to their proximity to Dunsfold Park, which is located between these two villages. This group of villages also has a high score in terms of those both living and working in the settlements, which could suggest a high number of people that work from home.

6.16 With regard to the Waverley Settlement Hierarchy it is considered appropriate to identify Alfold, Ewhurst, Churt, Shamley Green, Dunsfold, Frensham, Grayswood and Tilford as Rural Communities with Limited Services in the next level of the hierarchy.

Hambledon, Wonersh, Busbridge, Thursley, Ellens Green, Hascombe, Brook, Rowly, Rushmoor, Wormley and Dockenfield

6.17 In this group, only three settlements have convenience stores, and in the case of Hambledon and Wonersh, these are owned and run by the communities themselves. Wonersh has the highest score for community facilities in this group. In the last version of the hierarchy, Wormley was included in the above category. In the 2012 audit, it was reported that it had since lost its convenience store and post office, which clearly has lowered its score in terms of access to facilities. Dockenfield has risen into this category due to this audit reporting that it now has a public house, which may have been temporarily closed at the last audit. Its proximity to facilities in Farnham also helps its scores in some instances.

6.18 With the exception of Rowly, Rushmoor and Wormley, each has a village hall. Only two of the settlements has a reasonable bus service, while for the remainder the service is limited, or in the case of Thursley and Rushmoor, non-existent. Wormley scores highly in this category as it has a railway station (Witley station).

6.19 There are few local opportunities for employment in these settlements, but several of the settlements have a high percentage of people who both live and work there. As in the previous group, this could suggest a high number of people that work from home, or run small businesses employing one or two local people.

6.20 With regard to the Waverley Settlement Hierarchy it is considered appropriate to identify Hambledon, Wonersh, Busbridge, Thursley, Ellens Green, Hascombe, Brook, Rowly, Rushmoor, Wormley and Dockenfield as Rural Communities with Very Limited Services in the next level of the hierarchy.

Sandhills, Grafham, Blackheath, Peperharow, Hydestile, Palmers Cross, Rushett Common, Thorncombe Street and Bowlhead Green

6.21 In general these settlements provide few, if any community services and facilities for local resident's day to day needs. These rural communities tend to have no shop, primary school, doctors surgery or post office. Several do have children's play areas, but tend to rely completely on adjoining settlements for community facilities or everyday items, which may be a drive or bus trip away. Bus services also tend to be 'hoppa buses' or limited to a few services a day and there tends to be very limited or no local employment opportunities.

6.22 With regard to the Waverley Settlement Hierarchy it is considered appropriate to identify these villages as Other Rural Communities at the lowest level in the hierarchy.

- **Communities with Key Services:**

Farnham (including Badshot Lea) , Godalming, Haslemere and Cranleigh

- **Communities with Local Services:**

Hindhead and Beacon Hill, Bramley, Milford, Elstead, Witley, and Chiddingfold

- **Rural Communities with Limited Services:**

Alfold, Ewhurst, Churt, Frensham, Shamley Green, Dunsfold, Grayswood, Tilford

- **Rural Communities with Very Limited Services:**

Hambledon, Wonersh, Busbridge, Thursley, Ellens Green, Hascombe, Brook, Rowly, Rushmoor, Wormley and Dockenfield

- **Other Rural Communities (ribbon developments/ hamlets)**

Sandhills, Grafham, Blackheath, Peperharow, Rushett Common, Hydestile, Palmers Cross, Thorncombe Street and Bowlhead Green.

6.23 The Settlement Hierarchy is based on the social and economic sustainability of the various settlements in Waverley, having regard to the range of services and facilities available within, or within reasonable access of the settlements. Given the broad thrust of national and regional planning policy, the hierarchy will be a consideration for the Council in making choices about where to locate new development in Waverley.

MONITORING AND REVIEWING THE SETTLEMENT HIERARCHY

7.1 The Annual Monitoring Report (AMR) currently monitors the number and percentage of new dwellings completed within built-up areas. It also monitors the amount of retail and employment floorspace gained and lost in town centres, as well as open space. The monitoring of these indicators will continue.

7.2 The current Local Development Scheme (LDS) (August 2012) indicates that the Core Strategy is due to be adopted in September 2013 .

7.3 As part of the review of the Core Strategy all supporting evidence will be re-examined, including this Settlement Hierarchy Paper. As time goes by, it may be the case that some settlements become more or less sustainable as more community facilities/ services become available to settlements or, are in fact lost or reduced.

The Planning Policy Context

Appendix A

Waverley Borough Council | Waverley Settlement Hierarchy

Appendix A – The Planning Policy Context

A.1 The National Planning Policy Framework (NPPF) was published in March 2012. It has introduced some significant changes to national planning policy and the expectation is that local plans (such as the Waverley Core Strategy) will be prepared in accordance with the NPPF.

A.2 Some of the main changes in published NPPF include a new presumption in favour of sustainable development; and an expectation that local planning authorities will plan to meet all objectively assessed development needs.

A.3 The following Planning Policy Statements (PPSs) were used as the basis for the creation of settlement hierarchies. There have now been superseded by National Policy, but left here to allow understanding of the factors used in creating the Waverley Settlement Hierarchy.

Planning Policy Statement 1 ‘Delivering Sustainable Development’ (2005)

A.4 The Government’s Planning Policy Statement on Delivering Sustainable Development (PPS1) sets out its objectives for the planning system. In short, these make clear that the concept of sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. PPS1 refers to the Government’s 1999 strategy (A Better Quality of Life – A Strategy for Sustainable Development for the UK) which sets out the following four aims for sustainable development. These are:

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- the prudent use of natural resources; and
- the maintenance of high and stable levels of economic growth and employment.

Planning Policy Statement 3 ‘Housing’ (November 2006)

A.5 PPS3 sets out the national planning policy framework for delivering the Government's housing objectives. One of the key principles of PPS3 (Housing) is to create sustainable, inclusive, mixed communities in all areas, both urban and rural. Paragraphs 36-39 set out how suitable locations for housing development should be identified. Government policy is to ensure that housing is developed in suitable locations which offer a range of facilities with good access to jobs, key services and infrastructure (para 36).

A.6 At a local level PPS3 states that LDD’s should set out a strategy for the planned location of new housing which contributes to the achievement of sustainable development (para 38). A broad location strategy for development should contribute to cutting carbon emissions by focusing new development in locations with good public transport accessibility and/or by means other than the private car (para 38). PPS3 (para 38) also states that in developing a broad location strategy for development, consideration should

be given to the need to provide housing in rural areas, not only in market towns and local service centres but also in villages in order to enhance or maintain their sustainability. This should include particularly in small rural settlements, considering the relationship between settlements so as to ensure that growth is distributed in a way that supports informal social networks and assists people to live near their work and benefit from key services (para 39).

Planning Policy Statement 7 ‘Sustainable Development in Rural Areas’ (2004)

A.7 One of the key principles of PPS7 (Sustainable Development in Rural Areas) is that new development in the countryside, away from existing settlements, or outside areas allocated for development in the development plans should be strictly controlled (para 1iv). Accessibility should be a key consideration in determining the location of all new development (para 1iii) and that good quality, carefully sited accessible development within existing towns and villages should be allowed only where it benefits the local economy/ or community (e.g. affordable housing for identified local need); maintains or enhances the local environment and does not conflict with other planning policies (para 1ii).

A.8 PPS7 states that in making provision for new development, local planning authorities should focus it in or near to local service centres(which might be a country town, a single large village or a group of villages) where employment, housing, services and other facilities can be provided close together. This would ensure that these facilities are served by public transport and provide improved opportunities for access by walking and cycling. PPS7 stipulates that these centres should be identified in the development plan as the preferred location for such development (para 3). PPS7 also states that local planning authorities should also set out policies in their LDDs allowing for limited development in, or next to rural settlements that are not designated as local service centres, in order to meet local business and community needs and to maintain the vitality of the local community (para 4). PPS7 also encourages local authorities to support small-scale development of this nature where it provides the most sustainable option in villages that are remote from, have poor public transport links with service centres (para 4).

Planning Policy Statement 13 ‘Transport’ (March 2001)

A.9 In order to meet the objectives of PPG13 (Transport), local planning authorities should, when preparing development plans, actively manage the pattern of urban growth and focus major generators of travel demand in city, town and district centres and near to major public transport interchanges (para 6i). Local authorities should also seek to locate day to day facilities which need to be near their clients in local centres thus making them accessible by walking and cycling (para 6ii). PPG13 states that housing developments should be principally accommodated within existing urban areas, within increased intensity of development for both housing and other uses at locations which make them highly accessible by public transport, walking and cycling. Local authorities should recognise that this may be less achievable in some rural areas. In the selection of key sites, local authorities should seek to maximise the use of the most accessible sites, such as those in town centres and others which are located close to major transport interchanges (para 21).

A.10 In rural areas, PPG13 stipulates that local planning authorities should locate most development for housing, jobs, shopping, leisure and services in local service centres which are designated in the development plan. These should act as focal points for housing, transport and other services and encourage better transport provision in the countryside (Para 6iv). PPG13 also states that local planning authorities should make sufficient land available either within or adjoining existing villages to meet the needs of the local community. However, PPG13 also states that villages will only be suitable locations for accommodating significant additional housing where it can be demonstrated that the additional housing will support local services (para 15).

A.11 In remote locations (away from large urban areas) PPG13 states that local planning authorities should focus most development that comprises of jobs, shopping, leisure and services in or near to local service centres (which may comprise of a market town, a single large village or group of villages) thus ensuring that they are served by public transport and provides some potential access by walking and cycling. Where previously developed land is available for housing in rural areas, PPG13 states that these areas should be evaluated against paragraphs 30 and 31 of PPG13.

A.12 Previously developed land is not in itself a sufficient reason for development in such locations (para 41). In order to reduce the need for long distance out commuting to jobs in urban areas, PPG13 stipulates that it is important for local planning authorities to promote adequate employment opportunities in rural areas which includes the diversification of agricultural businesses and/ or the conversion or re-use of existing farm buildings to other business purposes, possibly in remote locations (para 43).

A.13 Due to accessibility concerns in relation to transport, PPG13 recommends that local planning authorities may need to locate larger employment uses in or near a designated local service centre. Employment uses which are regional or sub-regional in scale should be located where they accord with regional planning guidance and where they offer a realistic choice of access by a range of transport modes (para 44).

UK Government Sustainable Development Strategy (March 2005)

A.14 The strategy for sustainable development aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. It sets out several principles, priorities and indicators intended to move the UK towards sustainable development. In terms of relevance to the settlement hierarchy the section on creating sustainable communities (Chapter 6) is most pertinent. Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents and sensitive to their environment and contribute to a high quality of life. They are safe and inclusive, well planned, built and run and offer equality of opportunity and good services for all. The strategy states that sustainable communities should be:

- Active, inclusive and safe – fair, tolerant and cohesive with a strong local culture and other shared community activities
- Well run – with effective and inclusive participation, representation and leadership

- Environmentally sensitive – providing places for people to live that are considerate of the environment
- Well designed and built – featuring a quality built and natural environment
- Well connected – with good transport services and communication linking people to jobs, schools, health and other services
- Thriving – with a flourishing and diverse local economy
- Well served – with public, private, community and voluntary services that are appropriate to people's needs and accessible to all
- Fair for everyone – including those in other communities, now and in the future

Sustainable Communities Plan (for the South East) (February 2003)

A.15 The document states that it is part of the Government's wider drive to raise the quality of life in our communities through increasing prosperity, reducing inequalities, more employment, better public services, better health and education, tackling crime and anti-social behaviour, and much more. The document reflects the key principles for public service reform: rising standards, devolving and delegating decision-making, providing greater flexibility over use of resources and choice for customers.

A.16 The following are listed as key requirements of sustainable communities:

- A flourishing local economy to provide jobs and wealth;
- Strong leadership to respond positively to change;
- Effective engagement and participation by local people, groups and businesses, especially in the planning, design and long-term stewardship of their community, and an active voluntary and community sector;
- A safe and healthy local environment with well-designed public and green space;
- Sufficient size, scale and density, and the right layout to support basic amenities in the neighbourhood and minimise use of resources (including land);
- Good public transport and other transport infrastructure both within the community and linking it to urban, rural and regional centres;
- Buildings – both individually and collectively – that can meet different needs over time, and that minimise the use of resources;
- A well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes;
- Good quality local public services, including education and training opportunities, health care and community facilities, especially for leisure;

- A diverse, vibrant and creative local culture, encouraging pride in the community and cohesion within it;
- A “sense of place”;
- The right links with the wider regional, national and international community.

The Surrey Sustainable Community Strategy

A.17 The Surrey Strategic Partnership (SSP) has produced the Sustainable Community Strategy, 'Standing Up for Surrey'. The SSP is a collaboration of representatives from agencies that deliver public services along with voluntary, community, faith and business organisations, working for the benefit of the county.

A.18 "Surrey is an attractive place to live and work. It is a prosperous county, with a dynamic economy underpinning low levels of unemployment and a low crime rate. Levels of educational attainment are high and a diverse mixture of urban and rural environments provide excellent quality of life.

A.19 Yet Surrey faces some major challenges.

- Surrey has the fastest-rising population in the UK, at nearly one per cent per year
- There is a greater proportion of older people in Surrey than the UK average. There has been a rise of over 30% in the 85-plus age group since 1991 and this trend is expected to continue.
- According to national estimates, one in five people is or will become disabled: in Surrey, this equates to 182,000 people.
- High levels of car-ownership mean that Surrey has more cars per mile of road than any other shire county in England.
- Surrey residents consume more resources and produce more waste per household than most other people in the UK.
- Demographic trends and economic factors mean that Surrey needs to increase its housing provision, which will increase pressures to expand into the Green Belt.
- Surrey's residents and businesses expect high standards of public services, yet its public services receive relatively low funding from central government, putting pressure on local council tax.
- A shortage of skilled workers threatens Surrey's ability to continue attracting international knowledge-based businesses.

A.20 All these factors mean that Surrey faces a potential 'tipping-point', at which the pace of life, the impact of skills shortages, congestion, the need for investment in infrastructure and the high cost of living outweigh the social and economic benefits of being located in the county.

A.21 So local government and its partners face great challenges: maintaining a good quality of life and protecting the environment while stimulating sustainable economic growth and coping with demographic pressures will not be easy. The global economic crisis at the time of writing increases the complexity of these challenges. The resourcefulness of communities and organisations across the county will need to continue

to be harnessed and the successful track record of working with our partners from all sectors built upon to promote equality of opportunity and to improve quality of life for all in Surrey. Working Together Delivering the Vision of Surrey in 2020.

A.22 Thirty seven per cent of Surrey is very rural, with just four per cent of Surrey's population living there. While rural living is idyllic for some, difficulties of accessibility, limited provision of services and infrastructure, lack of affordable housing and higher living costs in rural areas can isolate others and compound the challenges facing more vulnerable people. For example, rural young people have even less access to services, employment opportunities and engagement channels than their urban counterparts. The viability of some rural communities will become threatened as young people move away to find work and homes and businesses locate to where they have access to skilled workers and infrastructure such as communications and transport. We will support community-led plans such as Parish Plans and Health-checks to empower communities to develop their own solutions, and the Surrey Strategic Partnership will work with Surrey's Rural Partnership to understand and address the additional challenges of a rural setting when delivering the Community Strategy – for example, access to services and transport needed to enable vulnerable older people to live independently."

Settlement Hierarchy Ranking/ Weighting **Appendix B**

Waverley Borough Council | Waverley Settlement Hierarchy

Appendix B - Settlement Hierarchy Ranking/ Weighting

Population

The population figures are from the 2001 Census.

Retail

- Convenience – shops selling goods such as food, newspapers and drinks which tend to be purchased regularly and for which convenience of purchase is therefore important i.e. a general store, newsagent.
- Comparison – shops selling non-food items including clothing, footwear, household goods, furniture and electrical goods which purchasers compare on the basis of price and quality before buying.

Ranking applied:

<i>Convenience:</i>	<i>Comparison:</i>
• 0 = No shops	• 0 = No shops
• 1 = 1 shop	• 1 = 1-9 shops
• 2 = 2-5 shops	• 2 = 10-49 shops
• 3 = 6 + shops	• 3 = 50-99 shops
	• 4 = 100-199 shops
	• 5 = 200 + shops

Table B.1

An additional score of 1 has been given to those settlements which contain a supermarket or superstore (classified as having a minimum retail floorspace of 500sq.m.)

This information has been gathered during survey work carried out specifically for the Waverley Settlement Hierarchy during the early part of 2008.

Schools

B.1 There are a number of private schools in Waverley, however, these have not been included in the survey, as they are not accessible to the majority of people in Waverley. The existence of a private school in a settlement does not make it more accessible. However, these schools have been acknowledged, and when they offer dual use facilities this has been noted in the text as a qualitative factor, but not ranked or scored. Education facilities for 16 - 18 year olds has been similarly acknowledged.

- Infant : 3-7 years
- Junior: 7-11 years
- Primary: 3-11 years
- Secondary: 11+ year

Ranking applied:

<p><i>Primary/Junior Schools:</i></p> <ul style="list-style-type: none"> • 0 = no infant/junior or primary school. • 1 = either an infant, junior or primary school in an adjacent settlement. • 2 = either an infant and junior school or a primary school in an adjacent settlement. • 3 = either an infant, junior or primary school within the settlement. • 4 = either an infant and junior school or a primary school within the settlement. 	<p><i>Secondary Schools:</i></p> <ul style="list-style-type: none"> • 0 = no secondary school. • 1 = secondary school outside of the settlement. • 2 = secondary school within the settlement.
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Table B.2

The source of this information was the Surrey County Council Directory of Surrey Maintained Schools. Community, foundation, voluntary aided and voluntary community schools are included. The Council's Geographical Information System (GIS) was then used to establish whether the educational facilities were inside or outside the settlement areas.

Other Community Facilities**Ranking applied:**

For six of the 13 community facilities including Libraries, Community/Village Halls, Places of Worship, Doctors and Dentist Surgeries.

- **1** = If the community facility is present within the settlement.
- **0** = If the community facility is not present within the settlement

Table B.3

This information came from a variety of sources:

Permanent & Mobile Libraries

Waverley Borough Council | Waverley Settlement Hierarchy

Information on the location and opening times of permanent and mobile libraries was obtained from the Surrey County Council website. Information on mobile library timetables was accessed from the website in September 2008. The County Council often implements a three monthly timetable therefore if accessed after September 2008 a different timetable may have been published.

Community/ Village Halls

Information on the location of community/ village halls was obtained from Waverley Borough Council records of village and community halls.

This information was cross referenced with search engines such as upmystreet and find mynearest.

Places of Worship

Information on the location of places of worship was obtained from search engines including the Yell.com website and was then cross referenced with search engines such as upmystreet and find mynearest.

This was checked against local village websites, church websites and Waverley Borough Council GIS layers.

Doctors and Dentist Surgeries

The source of this information was the National Health Service service directories available on www.nhs.uk/servicedirectories.

This information was cross referenced with search engines such as upmystreet and find mynearest.

Ranking applied:

In order to ensure that differing availability of certain types of services, where there is likely to be more than one in some settlements, different ranking systems have been applied to the following facilities.

Children's Play Areas

- 0 = None
- 1 = At least one
- 2 = 2 or more

Table B.4

The source of this information was a survey of Waverley's playspaces which was completed in August 2008.

Public Houses/ Bars/ Inns; Restaurants/ Cafés and Take aways; Pharmacies; Post Offices; and Banks or Building Societies

- 0 = None
- 1 = At least one
- 2 = 2 or more

Table B.5

Petrol Stations

- 0 = None
- 1 = One or more ⁽¹⁾

Table B.6

1. This only includes petrol stations with a convenience store and does not include petrol stations attached to supermarkets.

This information was originally gathered during survey work carried out specifically for the Waverley Settlement Hierarchy during the early part of 2008. Updated information was supplied by the Town and Parish Councils in 2012.

Transport

Ranking applied:

Good Bus Service = 4

If there is more than one direct route to a higher order centre, which:

- runs Monday to Saturday/Sunday, with a limited service at weekends,
- runs before 7:30am and after 6:30pm (Monday - Friday),
- is within 30 minutes travel time to more than one higher order centre,
- and if the Settlement has over 100 buses running to a higher order centre (HOC) per day.

Reasonable Bus Service = 3

If there is at least one direct route to a higher order centre, which:

- runs Monday to Friday, with a limited service on Saturday,
- runs before 7:30am and after 6:30pm (Monday-Friday),
- is within 30 minutes of one higher order centre,
- and if the Settlement has over 50 buses running to a HOC per day

Limited Bus Service = 2

If there is at least one direct route to a higher order centre, which:

- runs Monday to Friday,
- runs before 8:30am and after 5:30pm (Monday-Friday),
- is within 40 minutes of one higher order centre,
- and if the Settlement has over 20 buses running to a HOC.

Restricted Bus Service = 1

If there is at least one direct route to a higher order centre, which:

- does not run all days of the week (Monday to Friday),
- runs after 8:00am and before 5:30pm,
- and if there is limited availability of bus services (less than 20 buses per day).

Table B.7

B.2 Definitions:

- **Higher Order Centres (HOC):** For the purposes of accessing bus and train services, Higher Order Centres (HOC), in and around Waverley include Cranleigh, Farnham, Godalming, Haslemere, Dorking, Guildford, Aldershot, Camberley, Farnborough, Reigate/Redhill, Horsham, Woking, Midhurst, Liphook, Petersfield, London, Portsmouth, Alton, Fleet, Reading and Woking.

- **Bus Travel Times:** Where there are a number of bus stops, within a settlement and on the same route, the most central bus stop within the settlement is taken for earliest and latest bus times (i.e. High Street.)
- **Number of Buses travelling to HOC centres:** When counting the number of direct routes to a HOC, within specified time limits, this does not include a different bus route to the same HOC.
- **Exclusions:** This does not include any bus services, which only run during school term times.
- **Limited Services on Saturdays:** When there are a reduced number of buses travelling on a route, compared to the number of services running Monday to Friday or if the first pick up times are later than during the week.

B.3 The information was sourced from the following bus guides produced by Surrey County Council:

- Godalming & Haslemere Bus Guide 6 (from November 2011)
- Farnham & Aldershot Bus Guide 5 (from October 2011)
- Guildford & Cranleigh Bus Guide 7 (from September 2011)

B.4 Further changes are being made to some services from 2nd September 2012 [Haslemere Areas bus service changes 2012](#)

Very Good Train Service = 5

- Running Monday – Friday, with limited services on Saturday and Sunday
- Trains before 7am and after 11pm
- Less than 30 minutes to a HOC
- Includes direct trains to London
- Under 40 minutes between trains
- More than 200 trains to a HOC per day

Good Train Service = 4

- Running Monday – Friday, with limited services on Saturday and Sunday
- Trains before 7am and after 11pm
- Less than 1 hour travel time to a HOC
- Includes direct trains to London
- Under 60 minutes between trains
- Between 160 and 200 trains to a HOC per day

More Limited Train Service = 3

- Running Monday – Friday, with limited services on Saturday and Sunday
- Trains before 7am and after 11pm
- Includes direct trains to London
- Over 1 hour travel time to a HOC
- Over 60 minutes between trains
- Less than 160 trains to a HOC per day

No train station = 0

Table B.8

B.5 Definitions:

- **Higher Order Centres (HOC):** This assessment of train services only considers direct trains to higher order centres. For the purposes of accessing bus and train services, Higher Order Centres (HOC), in and around Waverley, include Cranleigh, Farnham, Godalming, Haslemere, Dorking, Guildford, Aldershot, Camberley, Farnborough, Reigate/Redhill, Horsham, Woking, Midhurst, Liphook, Petersfield, London, Portsmouth, Alton, Fleet, Reading and Worthing. This assessment of train services only considers direct trains to higher order centres.
- **Limited Services on Saturdays or Sundays:** When there are a reduced number of train services, compared to the number of services running Monday to Friday or if the earliest train times are later than during the week.

B.6 The information was sourced from the following timetables produced by South West Trains. These are valid between 17th May to 12th December 2009.

- Timetable no. 10: Basingstoke, Alton and Aldershot to London Waterloo

- Timetable no. 12: Guildford (via Camberley) to London Waterloo
- Timetable no. 17: Portsmouth and Haslemere to London Waterloo

Employment

- *Local Opportunities*

Ranking applied to local employment

4 = At least one company employing over 50 staff and more than 10 industrial units, either on a single estate or a combination of estates, within the settlement.

3= More than 10 industrial units, either on a single estate or a combination of estates within the settlement or at least one company employing over 50 people.

2= Less than 10 industrial units, either on a single estate or combination of estates, within the settlement.

1 = Predominantly small businesses.

0 = No industrial units within the settlement and very few or no other employment opportunities

B.7 The source of this information was the Register of Business Parks and Industrial Estates in Waverley, and the Town and Parish Audits, where returned.

- *The Employment Market*

B.8 Ranking applied to local employment market:

Ranking applied to local employment market:

4 = a settlement which attracts more than 5001 employees.

3 = a settlement which attracts between 1001 and 5000 employees.

2 = a settlement which attracts between 501 and 1000 employees.

1= a settlement which attracts less than 500 employees.

B.9 The source of this information is the 2001 Census UK Travel Flows, which is only available on a ward basis. As such, the figure for some of the smaller settlements (such as those in Bramley, Busbridge and Hascombe ward) may appear high as it reflects the number of people who come to work in the larger settlements in that ward. This however does not appear to significantly affect the overall ranking.

Travel to Work

B.10 Ranking applied to travel to work patterns

3 = between 50 and 70% of people both live and work within the settlement /ward

2 = between 40 and 49% of people both live and work within the settlement /ward

1 = between 20 and 39% of people both live and work within the settlement /ward

B.11 The source of this information is the 2001 Census UK Travel Flows (ward)

Environmental Designations

Appendix C

Waverley Borough Council | Waverley Settlement Hierarchy

APPENDIX C – ENVIRONMENTAL DESIGNATIONS

C.1 In order to assess the sustainability of each settlement in terms of the effective protection of the environment a number of environmental designations in Waverley have been examined.

Protection of the Countryside

The Green Belt

C.2 The Green Belt has been an important tool in managing development in Waverley for many years and has helped to protect the character of the District, which is highly valued. As stated in Planning Policy Guidance Note 2 ‘Green Belts’ (PPG2) the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open. The Council therefore aims to maintain the open nature of the countryside within the Green Belt and resist inappropriate development within it.

C.3 The original Green Belt boundary was approved as part of the Surrey Development Plan in 1958 and a substantial extension in the south western part (in what is now Waverley Borough) was approved in 1974. The definitive boundary was finally drawn up in the Waverley Borough Local Plan 1984, which together provided comprehensive Local Plan cover for the District.

C.4 Most of Waverley’s countryside is in the Green Belt (21,000 hectares;61% of the Borough). The towns of Farnham, Godalming, Haslemere and Cranleigh are excluded from the Green Belt, as is much of the south eastern corner, which includes parts of Ewhurst, Alfold, Dunsfold and Chiddingfold. Many of the villages both in and beyond the Green belt had Rural Settlement boundaries drawn round them for the purposes of Policy RD1 of the 2002 Local Plan. Under this policy the Council will only permit appropriate development which is well-related in scale and location to the existing development and which:-

(a) comprises infilling of a small gap in an otherwise continuous built up frontage or the development of land or buildings that are substantially surrounded by existing buildings; and

(b) does not result in the development of land which, by reason of its openness, physical characteristics or ecological value, makes a significant contribution to the character and amenities of the village; and

(c) does not adversely affect the urban/ rural transition by using open land within the curtilage of buildings at the edge of the settlement; and

(d) takes account of the form, setting, local building style and heritage of the settlement; and

(e) generates a level of traffic which is compatible with the environment of the village and which can be satisfactorily accommodated on the surrounding network.

C.5 *Countryside beyond the Green Belt*

C.6 The south eastern corner of Waverley referred to above, is beyond the Green Belt. This narrow band of countryside is part of the attractive Wealden landscape, which provides the setting for pleasant rural villages. Other such areas extend into parts of Farnham, Godalming and Haslemere. Some 10,624 hectares (31%) of the District is within the Countryside beyond the Green Belt.

C.7 In order to safeguard this countryside including the setting and character of those villages and in recognition of the infrastructure and environmental problems likely to occur, development in this area is strictly controlled. This approach is in accordance with Planning Policy Statement 7 'Sustainable Development in Rural Areas' (PPS7) which states that the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.

C.8 The Council aims to ensure that the countryside of Waverley continues to be rich and diverse, reflects and even strengthens local character and a sense of place and in this way is consciously thought about and managed.

C.9 *Areas of Outstanding Natural Beauty and Areas of Great Landscape Value*

C.10 In Waverley, the AONB covers over half the rural area, reflecting the significant quality and importance of the landscape. In 1958 and 1971, the County Council designated part of Surrey as an Area of Great Landscape Value (AGLV). This is important in the context of Surrey as it provides an appropriate physical boundary enclosing an area where the quality of the landscape is similar throughout. Additional areas were designated in Waverley in 1984. The AGLV is a local designation which complements the AONB, and are protected in Policy C3. In some areas the AGLV extends beyond the AONB to include areas of more local landscape importance. In Waverley, these extended areas include the countryside north and west of Farnham, and areas around Dockenfield, Dunsfold and Ewhurst.

C.11 The Surrey Hills and High Weald Areas of Outstanding Natural Beauty (AONB) are of national importance. The primary aim of designation is to conserve and enhance their natural beauty. Landscapes designated as Areas of Great Landscape Value on the Proposals Map make a valuable contribution to the quality of Waverley's countryside and the setting of the towns. Strong protection will be given to ensure the conservation and enhancement of the landscape character.

C.12 Small scale development for agriculture, forestry or outdoor recreation as well as that in support of services for the local community, or acceptable under Policy RD1, will be permitted in the AONB provided that proposals conserve the existing landscape character and are consistent with protection of the natural beauty of the landscape.

C.13 The landscape qualities of these areas and their relative quiet and peacefulness justify extra vigilance in considering development proposals. Their status justifies a strict degree of control and the highest standards of design to ensure the development contributes to or integrates with the established character in terms of siting, scale, design, choice of external materials and colour.

C.14 18,376 hectares (53%) of the Borough is within the AONB and AGLV, while 8,414 hectares (28%) is within the AGLV only.

C.15 The issue of the status of Local Landscape Designations (LLD's) was highlighted by advice issued by the government and embodied in PPS 7. This stated that a landscape character assessment linked to criteria based policy approach should provide sufficient protection for these areas provided such designations are based on a formal and robust assessment of the qualities of the landscape concerned. Against this background, in 2007 Chris Burnett Associates were commissioned by the Surrey Planning Officers Association (SPOA) to undertake a review of the AGLV. ^(liii)

C.16 It recommended that an urgent review of the AONB boundary takes place, and this will potentially remove some of the AGLV designations that are already covered by the AONB. The AGLV, however, should be retained until a this review has taken place with no attempt to remove the AGLV designation from any areas until the case for the AONB has been considered and thereafter only once further assessment has been carried out. Waverley is aware of the need to carry out an assessment of the character of the landscape areas in the County, along with other Surrey Authorities. In particular, it is also aware of the need for an urban character assessment of Farnham and Godalming and the surrounding landscape to support the eventual core policies in the LDF. In principle Waverley supports the notion of the AGLV and its designation although the concept is under review.

Areas of Strategic Visual Importance

C.17 As well as the areas of landscape quality, there are other areas that are protected by this local designation because of the role they play in preventing the coalescence of settlements or because they are an area of open land that penetrates into the urban area like a green "lung". They are strategic areas because of the part they play in contributing to the character of Farnham, Godalming, Haslemere and Cranleigh.

The Farnham / Aldershot Strategic Gap

C.18 The Farnham/ Aldershot Strategic Gap amounts to 364 ha. Saved Policy C4 specifically identifies an area which is vulnerable to pressure for redevelopment at present but which has the important role of preventing the coalescence of Aldershot and Farnham.

Nature Conservation

C.19 The heritage of wild flora and fauna, together with their habitats and geological and physiographic features in rural and urban areas, is important to the character, interest and general health of the Borough. The Council's strategy is to conserve and enhance this heritage and to ensure that the diversity of the natural environment is preserved and, where possible, increased.

C.20 If these objectives are to be realised, it will be important to give careful consideration to nature conservation factors when dealing with land use proposals and particularly where these fall within and adjacent to specially designated areas, such as Sites of Special Scientific Interest (SSSIs).

Special Areas of Conservation

C.21 The most important sites for biodiversity are those identified through international conventions and European Directives as that they protect habitats, plant and animal species, which are rare and vulnerable.

C.22 Through the European Habitats Directive the Wealden Heaths area of Thursley Common SSSI has been identified as a Special Areas of Conservation (SAC), an area which amounts to some 1,861 hectares.

C.23 Regulation 48 of the Habitats Regulation restricts the granting of planning permission for development which is likely to significantly affect a European site, and which is not directly connected with or necessary to the management of the site, by requiring that an appropriate assessment is first carried out of the implications of the development for the site's conservation objectives.

Special Protection Areas

C.24 A Special Protection Area (SPA) is a site that is designated under the [European Habitats Directive](#) as being of European importance for its populations of wild birds. In the case of the SPAs in Waverley, the birds are specifically breeding populations of nightjar, Dartford warbler and woodlark. All of them are rare birds in Britain.

C.25 There are three Special Protection Areas in Waverley. Some 80 ha of the Thames Basin Heaths SPA lies within Waverley to the north of Farnham. An adopted interim mini plan gives guidance on the approach of Waverley Borough Council ("the Council") to the provision of avoidance measures to avoid the effect of a net increase in population within 5km of the Thames Basin Heaths Special Protection Area on that SPA's conservation interests.

C.26 The other areas are the Wealden Heaths Phase 1 area of Thursley Common as mentioned above, and the Devil's Punch Bowl area which is included in the Wealden Heaths Phase 2.

National Nature Reserves

C.27 National Nature Reserves (NNRs) are sites of national or international importance for nature conservation, which are owned, leased or managed under agreement with English Nature. Thursley Common has been designated as a National Nature Reserve and amounts to some 326 ha.

RAMSAR Sites

C.28 RAMSAR Sites are wetlands of international importance. Thursley and Ockley Bogs is a valley mire complex and lies within Thursley, Hankley & Frensham Commons SSSI. It has an area of some 265 ha.

Sites of Special Scientific Interest

C.29 Sites of Special Scientific Interest (SSSIs) are nationally important wildlife habitats, geological features and landforms. English Nature has identified 46 SSSIs wholly or partly within Waverley. The majority of these areas are found around Thursley, Frensham and Hankley Commons, but others are located at the Devil's Punchbowl, north Farnham, many areas around Chiddingfold and Dunsfold and Blackheath.

C.30 The protection of these important sites is essential and development proposals in or likely to affect them will be subject to special scrutiny and strictly controlled. Where such development may have a significant adverse effect, directly or indirectly on the SSSI it will not be permitted unless the reasons for the development clearly outweigh the value of the site itself and the national policy to safeguard the intrinsic nature conservation value of the national network of such sites.

C.31 While all SSSIs form part of a nationally important series, some have the additional designations of National Nature Reserve (NNR), Nature Conservation Review (NCR) and Geological Conservation Review (GCR) sites.

C.32 Some 3,388 ha of land in the district is designated as SSSI (9.8% of the district).

Local and Non-Statutory Nature Reserves

C.33 Local Nature Reserves (LNRs) are sites owned, leased or managed under agreement by Local Authorities. LNRs are of nature conservation value and managed partly for educational objectives. Waverley has two such areas at Thursley Common and , Farnham amounting to some 115 ha.

C.34 Development within or which would have a significant adverse effect on designated Local and Non-Statutory Nature Reserves will not be permitted unless it can be demonstrated to the satisfaction of the Council that there are reasons for the proposal which clearly outweigh the need to safeguard the intrinsic nature conservation value of the site.

Sites of Nature Conservation Importance

C.35 Identified Sites of Nature Conservation Importance (SNCIs) contain flora and fauna of county or regional value and include a variety of sites such as ancient semi-natural woodlands, unimproved grasslands, marshland, downland, ponds and features of geological interest.

C.36 Some are important because of the long continuity of habitat and others because they are examples of rare or declining habitats for flora and fauna.

C.37 Some 2,733 ha of land in Waverley is designated as SNCI and protected under saved Policy C10.

C.38 Development and land use change likely to have an adverse effect on a SNCI will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal, which outweigh the need to safeguard the nature conservation value of

the site. In all cases where development or land use change is permitted which would damage the nature conservation value of the site, such damage will be kept to a minimum.

Regionally Important Geological/ Geomorphological Sites (RIGS)

C.39 Regionally Important Geological/ Geomorphological Sites (RIGS) are geological and geomorphological sites, other than SSSIs, that are considered worth protecting for their educational importance, and for their research, historical or aesthetic interest.

C.40 Whilst nationally or internationally important sites are statutorily protected as Sites of Special Scientific Interest, those of a regional or local importance (RIGS) can be safeguarded on a voluntary basis by county RIGS groups. Within Waverley 9 RIG's have been defined by the County Council in partnership with the Surrey Wildlife Trust and Natural England (the Surrey RIGS Group). The largest of these is the Devil's Punchbowl which is 203 ha.

C.41 Sites merit preservation and development will not be permitted within or affecting Regionally Important Geological/ Geomorphological Sites unless it can be shown that it will not materially harm the geological or geomorphological interests of the site.

C.42 Waverley's RIGS are protected by Saved Policy C10.

Protecting the Character of the Built - Up Areas

C.43 In Waverley, overall strategy has been to focus development within existing settlements. This must be balanced by the need to protect and enhance the environment and character of the settlements and the quality of life within them. Some areas and sites need special protection because of the important contribution they make to the character and environment of settlements, and include certain low density housing areas and wooded hillsides.

Residential Areas of Special Character

C.44 There are three residential areas in Waverley which have a distinctive low density, older, well established character. These areas often have early 20th century or pre second world war houses in large gardens with fine mature trees and hedges, wide verges and street trees, creating a very pleasant environment, which is an asset to the urban area. These special areas are under pressure for infilling and other development, which, if permitted, would radically alter their appearance. Three areas were identified in the 2002 Local Plan for protection:

- Derby Road/Weydown Road, Haslemere
- Great Austins, Farnham; and
- Wonersh Park, Wonersh.

C.45 These three locations share a similar high quality environment and are regarded as the very best distinctive character low density residential areas within the settlements. However, other, smaller, perhaps less-defined areas of similar quality exist within the

Borough and the fact that such areas have not been identified as an area subject to Policy BE6 does not imply that they are any the less worthy of similar protection, and the character of these is protected by more general saved development policies.

C.46 In considering proposals for the extension or redevelopment of dwellings within these areas the Council takes into account not just the effects of the proposal itself but the likely cumulative impact of such development if repeated in the area.

Areas of Special Environmental Quality

C.47 Four areas of Special Environmental Quality exist to protect the special character of specific parts of the towns. A limited amount of new development may be acceptable in these areas, but only if it can be demonstrated that it would not adversely affect the inherent appearance of the locality. These areas make a very important contribution to the distinctiveness of Waverley's towns. These area of Special Environmental Quality are:

- Frith Hill, Godalming
- South Farnham
- Haslemere Hillsides and
- Godalming Hillsides

Open Spaces in the Built – Up Areas and Villages

Strategic Open Land within Built-up Areas

C.48 Open spaces make a most important contribution to the character of the District's built-up areas for recreation, visual or more general environmental reasons. Areas of open space, which make a significant contribution to the structure, character and environmental quality of the built-up areas, are seen by many people from public vantage points on a daily basis and are generally more than 0.4 hectares in area.

C.49 Retention of these open spaces has assumed more significance as the intensification of development in the built-up areas has increased and Council's policy is to continue to safeguard the integrity of these sites.

The Farnham Green Envelope

C.50 A "Green Envelope" of open space has been designated on various areas of land around and within the Farnham Conservation Area. The importance of this to the setting of the historic town centre was identified in 1979 and the Green Envelope was defined in subsequent Local Plans. Saved Policy TC10 refers.

Locally Important Open Spaces

C.51 Other areas of open space within the built-up areas while not of strategic importance, because of their size or location, are nevertheless important. These areas provide visual relief from otherwise continuous development and in some cases offer public access. They contribute to the variety and network of open space and complement the larger strategic sites.

C.52 The Council does not normally permitted the development of these open spaces, other than for the essential needs of suitable outdoor recreation. Exceptionally, limited development of a small part may be permitted where it ensures the retention and enhancement of public access on the remainder and does not significantly undermine the contribution made by the land as open space.

Conserving the Heritage

C.53 The built heritage in Waverley is very rich and varied, and highly valued by residents and visitors alike. It includes 45 Conservation Areas; historic parks and gardens (including seven on the English Heritage Register); archaeological remains, and some 1600 Listed Buildings. Most of Waverley's landscape is of historic interest and particularly important areas are being selected as Areas of Special Historic Landscape Value, such as



Frensham Common and Farnham Park. There are hundreds of heritage features which have been recorded as being of interest. Waverley also has a very important heritage of archaeological sites including the centres of Farnham, Godalming and Haslemere. Together they give to the Borough its distinctive character, reflecting its historical development and providing a sense of continuity with the past.

Conservation Areas

C.54 Under the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has powers to designate as Conservation Areas those parts of the District whose character or appearance it is desirable to preserve or enhance. There are 45 Conservation Areas wholly or partly within Waverley. They are as follows:

- Hambledon A and B
- Peperharow
- Elstead
- Westbrook A and B, Elstead
- Witley
- Bowlhead Green
- Thursley
- Munstead
- Shackleford (part)
- Thorncombe Street

Appendix C Environmental Designations

Waverley Borough Council | Waverley Settlement Hierarchy

- St. Mary's, Dunsfold
- Northbridge, Chiddingfold
- Chiddingfold
- Sandhills, Witley
- Blackheath
- Wonersh
- Shamley Green
- Birtley Green
- Ewhurst
- Cranleigh
- Ewhurst Green
- Hascombe
- Dunsfold
- Alfold
- Frensham
- Millbridge, Frensham
- Tilford
- Waverley Abbey
- Farnham Town Centre
- Old Church Lane, Farnham
- Godalming Town Centre
- Ockford Road, Godalming
- Crownpits, Godalming
- Haslemere Town Centre
- Springhead, Haslemere
- River Wey, Haslemere
- Milford
- Binscombe, Godalming
- Wheeler Street, Witley
- Wrecclesham, Farnham
- Great Austins, Farnham
- River Wey and Godalming Navigation
- Bramley



C.55 When considering proposals in Conservation Areas, the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the Area. Conservation Area Appraisals have been carried out for Wrecclesham, Farnham, Bramley and Chiddingfold.

C.56 Development proposals for Conservation Areas will be expected to pay particular regard to their landscape setting, street patterns, trees, roofscapes and formal and informal spaces, including gardens. The character of an Area depends not just on the street frontages of its buildings but on their integrity as historic structures and the contribution which they may make in all dimensions (to an interesting roofscape, for example).

Listed Buildings

C.57 There are some 1600 buildings in Waverley which are included on the statutory List of Buildings of Special Architectural or Historic Interest, compiled by the Secretary of State for Culture, Media and Sport. They are a very special and rich component of the heritage of the Borough and are a valuable finite resource which once lost cannot be replaced.

C.58 Very strict control is therefore warranted over any proposals for demolishing and altering any part of a Listed Building that would affect its architectural or historic character. Development within the setting of a Listed Building will also not be permitted where, by reason of its design, scale or proximity, it would significantly and adversely affect the setting or attractive views of a Listed Building.

C.59 The full statutory List and description are available for inspection in the Council's Planning Department.

C.60 Locally listed buildings are an important part of the character of the Borough and merit protection. Whilst such buildings do not enjoy the special protection of statutory national listing, the Council will have particular regard to their protection as a material consideration when planning proposals affecting them are under consideration. A review of the Local List is currently being undertaken.



Historic Parks and Gardens

C.61 There are a number of gardens within the District which have already been identified as being of special historic interest. Seven of these are included in the Register of Parks and Gardens of Special Historic Interest in England, compiled by English Heritage. Although no additional statutory controls flow from their inclusion in the Register this highlights their historic importance.

C.62 Gardens on the Register are:

- Vann, Hambledon
- Moor Park, Farnham,
- Munstead Wood, Busbridge,
- Busbridge Lakes,
- Orchards, Bramley,
- Hascombe Court and
- Farnham Park.

C.63 The Council recognises the value of conserving all parks and gardens of historic interest and will seek to encourage their proper care and, where necessary, restoration.

C.64 In considering development proposals which would affect gardens on the English Heritage Register, the Council will consult the Garden History Society and the County Council's Historic Parks and Gardens Adviser. In addition, English Heritage will be consulted in respect of those gardens on the Register which are Grade I or II*.

Historic Landscapes

C.65 Waverley has two areas which are designated as historic landscapes. Within these, it is necessary for the Council to take account of the historical dimension of the landscape as a whole rather than concentrate on selected areas. In Waverley these are extensive areas which encompass a whole landscape type, and include Farnham Park and Frensham Common.

Ancient Woodland

C.66 Waverley has one of the most thickly wooded landscapes in Britain, and this inheritance of tree cover is amongst its richest environmental assets. It merits careful safeguarding for future generations, because it gives the area an exceptionally beautiful appearance and because of its very considerable wildlife value. A high proportion of the woodland areas is ancient semi-natural woodland, which means the extent of the wooded area was in existence on or before 1600. A Surrey- wide Survey of Ancient Woodlands is on- going.

Archaeology

C.67 Archaeological remains are a finite, irreplaceable source of evidence of past human occupation of the area. They are a vulnerable element of the Borough's heritage which can be easily damaged or lost forever. The Government recognises that the desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or not. The Council therefore aims to ensure that sites of archaeological interest together with their settings are protected or enhanced. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed.

C.68 Within the Borough there are three categories of sites of archaeological significance:

- **Scheduled Ancient Monuments**

C.69 Sites of national importance designated by the Secretary of State for Culture, Media and Sport. There are 23 in Waverley.

- **County Sites of Archaeological Importance and Nationally Important Sites**

C.70 Sites which are locally important in the context of Surrey and identified by the County Council. There are 11 in Waverley.

C.71 These Scheduled Ancient Monuments and Sites of Archaeological Importance are listed in Appendix 2 in the Local Plan.

- **Areas of High Archaeological Potential**

C.72 Identified by the County Council as being of archaeological potential based on previous finds, map or other evidence. There are approximately 302 sites of high archaeological potential within Waverley.

Other Environmental Protection Issues

Flood Protection

C.73 Waverley has a number of areas that are vulnerable to flooding due to the presence of lakes and watercourses that flow through its boundaries. These are principally:

- The River Wey;
- Cranleigh Waters;
- The River Blackwater; and
- The Loxwood Stream.

C.74 Future development within areas liable to flood (Flood Zones 2 & 3) will not be granted planning permission where it would exacerbate or increase any risk of flooding. Any proposed flood protection measures should not damage the environmental characteristics of the area.

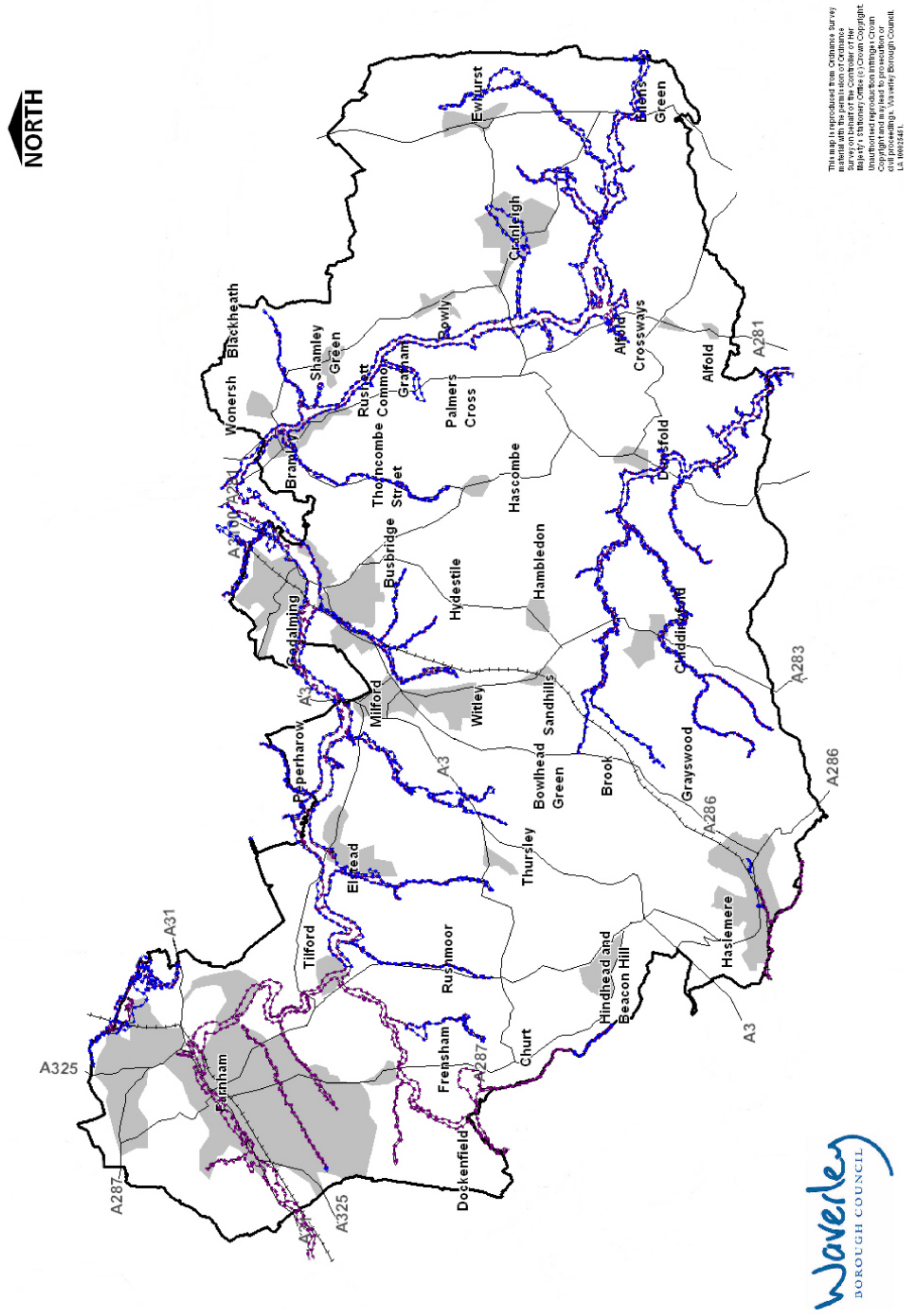
C.75 The Borough Council will be carrying out a Strategic Flood Risk Assessment as part of the evidence base for the Core Strategy, and this information will clearly influence the Settlement Hierarchy. The Assessment is expected to be completed in early 2010, and the hierarchy will be amended if necessary. For the present, information reflecting Zones 2 and 3 have been taken into account.

C.76 Flooding maps are also available to view on the Environment Agency's website.

Maps showing Environmental Designations affecting Waverley **Appendix D**

Waverley Borough Council | Waverley Settlement Hierarchy

Waverley Borough: Areas Liable to Flood



Environmental Designations within each Settlement **Appendix E**

Waverley Borough Council | Waverley Settlement Hierarchy

Appendix E: Environmental Designations within each Settlement

E.1 As previously explained, no physical boundaries have been drawn to define the settlements in the hierarchy, other than those created using Census Special Output Areas (SOAs). These boundaries have been used to identify the environmental designations, and where large numbers of sites are referred to, i.e 'x Sites of Nature Conservation Importance and x Sites of Special Scientific Interest (SSSIs)' these are across the whole settlement or parish area. In some instance there are more than one settlement within a parish.

E.2 The following are general descriptions of each area, concentrating on the general blanket designations which are more likely to influence whether or not development can take place, such as Green Belt or Flood Zones etc.

E.3 In general, there are many of Areas and Sites of Archaeological Potential across the Borough and every settlement contains at least one. They have therefore not been specifically mentioned unless in conjunction with the conservation area boundaries or of a significant size.

E.4 There are also numerous Heritage Features across the Borough, and these have not been specified in the following text.

Alfold

E.5 Within the Local Plan 2002 the settlement of Alfold is located with the Countryside beyond the Green Belt. Part of the area to the west is also within an Area of Great Landscape Value.

E.6 There are 12 Sites of Nature Conservation Importance and 5 Sites of Special Scientific Interest (SSSIs) in Alfold Parish.

E.7 There are 44 Listed Buildings across the area and 3 Locally Listed Buildings. The Conservation area comprises the main group of buildings around the B2133 Loxwood Road. It contains 12 Grade II Listed Buildings and two others of Local interest. It is surrounded by open land and larger properties within substantial plots. There is also an area of Archaeological Interest within the churchyard of St. Nicholas's Church, which is itself a Grade I Listed building. A large part of the Conservation Area is also an Area of High Archaeological Potential.

E.8 There is also an area of Archaeological Interest on land to the north west at Springbok Farm.

E.9 The Wey and Arun Canal runs through the north and western part of the settlement.

Blackheath

E.10 Within the Local Plan 2002, the settlement of Blackheath is washed over by the Green Belt, and is also within an Area of Outstanding Natural Beauty and Great Landscape Value. Residential development is linear in form, and spread along Blackheath Lane and Littleford Lane, which are relatively narrow lanes.

E.11 There is just one Listed Building within the village, St. Martin's Church, and the conservation area is focused around this building and others in the centre. The other 15 Grade II Listed buildings include Greyfriars monastery to the north and Barnett Hill Conference Centre, which are outside the main village.

E.12 Valuable managed heathland surrounds the village, much of which is designated as being of Special Scientific Interest, and there is also a Site of Nature Conservation Importance at Wonersh Meadow.

E.13 Part of the area to the south lies within Flood Zone 2, which is characterised by a series of large ponds. There are also a number of heritage features associated with the ponds.

Bowlhead Green

E.14 Within the Local Plan 2002, the settlement of Bowlhead Green is washed over by the the Green Belt, and is also within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.15 The impact of any development within Bowlhead Green and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II, and also the Special Area of Conservation. English Nature has to be consulted if a planning application seeks to increase the number of dwellings.

E.16 The conservation area surrounds a small collection of domestic buildings at the junction of Bowlhead Green Road with Rutton Hill Road and French Lane. Seven of the buildings within the Conservation area are Grade II listed, with one being Locally Listed, and there are many other Grade II listed buildings within the area as a whole.

E.17 Part of the area to the north is within Flood Zone 2, as there is a series of large lakes and ponds in that part of the settlement.

E.18 There are a number of Sites of Nature Conservation Importance in the area, one being near the centre and the majority being to the south.

Bramley

E.19 Within the Local Plan 2002, the settlement of Bramley is washed over by the Green Belt. To the west, the area is also designated as an Area of Outstanding Natural Beauty and Great Landscape Value, but this excludes much of the developed area of the village.

E.20 The conservation area is centred around the junction of Snowdenham Lane and Station Road, and the Horsham Road to the north and south. It was extended as part of an appraisal in 2005. There are some 53 Listed Buildings in this part of Bramley, and more than twenty of these Grade II Listed buildings within the Conservation area.

E.21 Much of the centre of the village is a Site of High Archaeological Potential.

E.22 Part of the village lies within Flood Zone 2, both to the east and stretching across the centre towards a series of lakes and ponds to the west and then down to the south.

Brook

E.23 Within the Local Plan 2002, the settlement of Brook is washed over by the Green Belt, and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.24 The impact of any development within Brook and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II.

E.25 There are a number of mainly domestic properties along the A286, and a small number of these are Grade II listed, including the Dog and Pheasant Public House. There are 22 Grade II Listed buildings in Brook altogether, with 7 being of local interest.

E.26 There are seven Sites of High Archaeological Potential to the west and south west of Brook, as well as four Sites of Nature Conservation Importance, one of which to the south west comprising woodland, is very large.

E.27 There are three Sites of Special Scientific Interest.

Busbridge

E.28 Within the Local Plan 2002, the settlement of Busbridge is washed over by the Green Belt. Part of it to the east is designated as an Area of Outstanding Natural Beauty and Great Landscape Value. To the west is an Area of Great Landscape Value only.

E.29 The conservation area includes many houses and three gardens of historical importance due to their construction and creation by Edwin Lutyens and Gertrude Jekyll. This includes Munstead Wood, a designated Historic Garden. Outside the conservation area is another such garden, Busbridge Lakes, located within flood zone 2. Within Busbridge some 41 buildings are Listed and there are 68 Heritage Features which is a particularly high number. Many of these can be found within the area surrounding Busbridge Lakes.

E.30 There is an Ancient Monument within the boundary of Busbridge Lakes.

E.31 Busbridge is also the location of Winkworth Arboretum, owned by the National Trust and also a Site of Nature Conservation Importance. There are three other SNCIs in Busbridge.

E.32 There is one Regionally Important Geological and Geomorphological Important site at Tuesley Corner.

Chiddingfold

E.33 Within the Local Plan 2002, the settlement of Chiddingfold is washed over by the Green Belt, and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.34 The impact of any development within Chiddingfold and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Area I.

E.35 Originally there were separate conservation areas around the Village Green and to the north to cover part of Northbridge. Following the conservation area appraisal in 2007, the areas were extended to include the land and buildings between them.

E.36 Chiddingfold has a high number of Listed Buildings, some 111 across the whole parish. There are a number of Grade II listed buildings around the Green; the Church of St.Mary is a Grade I listed building. There is also a scheduled ancient monument in the settlement.

E.37 There are several sites of Archaeological Interest in the area, being mainly to the east, as this area of the borough was well known for the glass- blowing industry in Elizabethan times. There are over 130 Heritage Features, some of which are associated with the glass- blowing heritage of the area.

E.38 Flood zones 2 and 3 affect some of the properties in Northbridge, and also some to the south of the Green.

E.39 There are over 30 Sites of Nature Conservation Importance around the more rural areas of Chiddingfold and 7 Sites of Special Scientific Interest.

Churt

E.40 Within the Local Plan 2002, the settlement of Churt is washed over by the Green Belt, and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.41 The impact of any development within Churt and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II, the East Hants Special Protection Area, and also the Special Area of Conservation. English Nature has to be consulted if a planning application seeks to increase the number of dwellings.

E.42 There are eight Listed Buildings and several small areas of High Archaeological Potential.

Cranleigh

E.43 The land surrounding the built up part Cranleigh is within the Countryside beyond the Green Belt. The area to the north of Amlets Lane, including Cranleigh School and further west including Notcutts Garden Centre is within the Green Belt, while land north and east of Amlets Lane is also within is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.44 Within Cranleigh there are some areas 24 with High Archaeological Potential, the largest of which covers much of the Conservation Area. This is centred around the High Street and the north side of the Common.

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E.45 There are 26 Sites of Nature Conservation Importance, with several large sites to the east of Cranleigh, to the north and south of the Ewhurst Road.

E.46 There are some 80 Listed Buildings in Cranleigh, 27 of which are within the conservation area. There are also 7 Locally Listed Buildings.

E.47 There is a large Area of Strategic Visual Importance to the south of the village centre, which covers Snoxhall Playing Fields and the Recreation Ground. Through the centre of this runs the Downs Link long distance footpath, which is also the route of the former Guildford - Cranleigh railway line. This is protected as an important movement corridor.

Dockenfield

E.48 Within the Local Plan 2002, the main area of Dockenfield is located within the Countryside beyond the Green Belt, and within the Area of Great Landscape Value. A small area of the Parish to the east is also included with the Green Belt and the Area of Outstanding Natural Beauty.

E.49 The impact of any development within Dockenfield and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II and the East Hants Special Protection Area.

E.50 There are four Sites of Nature Conservation Importance, and just one Grade II Listed Building, which is the Old House, Dockenfield Road.

Dunsfold

E.51 Within the Local Plan 2002, the settlement of Dunsfold is located in the Countryside Beyond the Green Belt and, with the exception of a small part of Dunsfold Aerodrome, is also within an Area of Great Landscape Value.

E.52 Dunsfold has two separate conservation areas. The smaller, to the west is based around the Grade I Listed Church of St.Mary and All Saints. A Site and Area of High Archaeological Potential extends beyond this conservation area. The other conservation area encompasses the area around the common, including some 11 Grade II listed buildings out of a total of 50.

E.53 There are 11 large Sites of Nature Conservation in Dunsfold Parish and many further large Sites and Areas of High Archaeological Potential. This is due to the fact that Dunsfold was a site of iron working in the middle ages.

E.54 There are two Sites of Special Scientific Interest in Dunsfold.

E.55 Flood Zones 2 and 3 run down through Dunsfold, however very few properties appear to be within them.

Ellens Green

E.56 Within the Local Plan 2002, the settlement of Ellens Green is within the Countryside beyond the Green Belt and is within an Area of Great Landscape Value.

E.57 There are a 28 Listed Buildings within the area, several being within Baynards Park to the north.

E.58 Flood Zones 2 and 3 run west to east across the area, however very few properties appear to be within them.

E.59 There are two adjacent Sites of Nature Conservation Importance.

Elstead

E.60 Within the Local Plan 2002, the settlement of Elstead is washed over by the Green Belt, and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.61 The impact of any development within Elstead and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II, parts of which lie within this settlement to the south.

E.62 There are three separate conservation areas. The largest is in the centre of the village. The smaller area Westbrook A to the south, is centred around the listed Grade II* Church of St. James. The other area is centred around the many listed buildings at Westbrook Green. There are 46 Listed Buildings in Elstead, and 5 Ancient Monuments which include the ancient river bridge.

E.63 There are 6 Sites of Nature Conservation Importance in Elstead and 2 Sites of Special Scientific Interest.

E.64 Part of Elstead is liable to flooding due to the River Wey, however very few properties appear to be within the flood zones.

Ewhurst

E.65 Within the Local Plan 2002, the northern part of the Ewhurst, as far south as Ockley Road is washed over by the Green Belt, and is within an Area of Outstanding Natural Beauty and Great Landscape Value. The area between Ockley Road southwards to Ewhurst Green is Countryside beyond the Green Belt, and the area further south is also an Area of Outstanding Natural Beauty.

E.66 There are two conservation areas in Ewhurst, one which incorporates the Grade I of St. Peter and St. Paul and the properties to the north, and the other which is centred around Ewhurst Green.

E.67 There are 58 Listed Buildings in Ewhurst, and a high number of Heritage Features.

E.68 There are 11 Sites of Nature Conservation Importance, and of these the largest, Upper and Lower Canfold Woods, lie between Ewhurst and Cranleigh. There is also one Site of Special Scientific Interest.

E.69 Flood zones are found to the east and south of Ewhurst.

Farnham

E.70 There are two areas to the south east of Farnham which are washed over by the Green Belt, and are also within an Area of Outstanding Natural beauty and Great Landscape Value. These are within the Bourne and Moor Park Wards.

E.71 The boundary of the Countryside Beyond the Green Belt is drawn quite tightly around the built- up areas of Farnham, and large tracts of this land in Castle, Upper Hale, Moor Park and Wrecclesham and Rowledge wards are also within Areas of Great Landscape Value.

E.72 Within Farnham, there are some 21 Areas of High Archaeological Potential. The majority of these are within Moor Park and Castle ward which covers the historic town centre.

E.73 There are seven Sites of Nature Conservation Importance.

E.74 Farnham contains five Conservation Areas:

- The Town Centre
- Wrecclesham
- Old Church Lane, Farnham
- Great Austins and
- Waverley Abbey

E.75 The Town centre Conservation area alone contains 415 Grade I and II Listed Buildings which is actually 72% of all the Listed Buildings in the whole of Farnham. It also contains 146 Locally Listed buildings.

E.76 There are four Areas of Strategic Visual Importance in Farnham. These areas are designated because of their contribution to the character of the setting of the town. One separates Wrecclesham from Rowledge. Others lie between the town centre and the built up area to the south of the A31, on land at the rear of the University for the Creative Arts and another stretches along the A31 east of the town, across the Shepherd and Flock roundabout and northwards towards Monkton Lane, dividing the town area from Weybourne.

E.77 The Great Austins area has been designated as a Low Density Residential Area. This area has a distinctive low density, older, well established character, with early 20th century or pre second world war houses in large gardens with fine mature trees and hedges, wide verges and street trees, creating a very pleasant environment, which is an asset to the urban area.

E.78 There are four areas covering large parts of South Farnham that have been designated Areas of special Environmental Quality because of their distinctive semi-rural character. The preservation of the character of these areas has proved successful for over 25 years, and in consequence, this residential part of the town has retained an unusually semi rural appearance, despite ongoing pressure for development.

E.79 To the south of the town centre is a Green Envelope, which amounts to three areas of open land around and within the Conservation Area. The Envelope is important because it of this protects and enhances the setting of the historic town centre.

E.80 There are Historic Parks and Gardens in Farnham. One is Farnham Park, which also contains Farnham Castle, a scheduled Ancient Monument, and the other is Moor Park House. Farnham Park is also an Area of Special Historic Landscape Value.

E.81 There is one small Regionally Important Geomorphological Site at Dippenhall to the west of Farnham.

E.82 The land around the developed area of Badshot Lea is open in character and forms the Farnham/ Aldershot Strategic Gap, up to the developed area of Weybourne, extending to the County boundary and to the Guildford Road at Runfold. There are 11 grade II listed buildings in the southern part of Badshot Lea and Runfold, and 17 others of local interest within the village itself. There are three Sites of Archaeological Interest in the area.

E.83 Of particular significance to Farnham is the Thames Basin Heaths Special Protection Area (SPA), which is a site that is designated under the [European Habitats Directive](#) as being of European importance for its populations of wild birds. Some 80 ha of the Thames Basin Heaths lies within Waverley to the north of Farnham. A five kilometre radius emanates from this section of the SPA which straddles the borders of Hart and Rushmoor, and affects any new homes being built within the Farnham area. In 2007 an Interim Miniplan was adopted, which gives guidance on the approach of Waverley Borough Council to the provision of avoidance measures to avoid the effect of a net increase in population within this 5km radius on the SPA's conservation interests. See Para 5.11.

E.84 There are a number of areas which are liable to flood to the south of Farnham Town Centre around the water meadows and flood plains of the River Wey.

Frensham

E.85 Within the Local Plan 2002, the settlement of Frensham (that part which is centred around the Grade II* Listed Church of St. Mary the Virgin) is washed over by the Green Belt, and is within an Area of Outstanding Natural Beauty and Great Landscape Value. Land to the east of Hamlash Lane, and north of Shortfield Road, Shortfield Common is within the Green Belt and an Area of Great Landscape Value, while land to the south of Shortfield Road is also within an Area of Outstanding Natural Beauty. Land to the west of Hamlash Lane is within the Countryside beyond the Green Belt.

E.86 The impact of any development within Frensham and the surrounding area must be given careful consideration due to its very close proximity to the Wealden Heaths Special Protection Area I and also the Special Area of Conservation just to the south and east of the village. English Nature has to be consulted if a planning application seeks to increase the number of dwellings. A large proportion of the Wealden Heaths Special Protection Area lies within Frensham.

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E.87 There are 6 Sites of Nature Conservation Importance and also 6 Sites of Special Scientific Interest. At the Devil's Jumps there is a Regionally Important Geological and geomorphological Site (RIGS).

E.88 This part of Frensham is also within an Area of Historic Landscape Value.

E.89 A conservation area is centred around the church and the historic part of The Street, and there are 22 Listed Buildings in this part of Frensham and two Ancient Monuments (Bowl Barrows) on Frensham Common. There also is a large conservation area at Millbridge, which includes the buildings around the crossroads, the hotel and the buildings and land surrounding Pierrpont School, where several of the buildings are Grade II and II* Listed. In all there are 10 Listed Buildings in this settlement.

E.90 The southern branch of the River Wey runs through Frensham with associated Flood zones, and Frensham Ponds are also within this part of the settlement.

Godalming

E.91 The built-up part of Godalming is surrounded on all sides by the Green Belt. Land to the north and north west, to the north of Binscombe and in the Charterhouse and Hurtmore Road areas are also within an Area of Great Landscape Value.

E.92 Within the built up area there are a number of steep wooded hillsides which surround the town and these have been identified as the Godalming Hillsides Areas of Special Environmental Quality. Development is not generally permitted within these areas if it would involve a loss of tree cover and change their character.

E.93 Frith Hill has also been identified as a Developed Area of Special Environment Quality. This wooded hillside overlooking the Lammas Lands is an essential part of the setting of the town centre, and is especially important from the River Wey and from the Burys Field.

E.94 There are six Sites of Nature Conservation Importance in Godalming, and the largest of these form a group which divides the north of the town from the south, stretching across the Lammas Lands to the north of the River Wey. The Lammas Lands run roughly between Borough Road to the west, north eastwards following the River Wey almost to the Borough boundary. This area of open land is also an Area of Strategic Visual Importance, and within the Flood Zone.

E.95 There is another Area of Strategic Visual Importance in Godalming, which lies to the south west of the town, between the Horseshoe (Aaron's Hill Estate) and land east of the railway line, covering Ockford Wood as far as the commercial buildings at Mill Pool House.

E.96 There are some fourteen Areas of High Archaeological Potential in Godalming, and the largest of these covers much of the Conservation Area in the centre of the town.

E.97 There are five Conservation Areas in Godalming. The largest, centred on the High Street containing some 160 Listed Buildings. The others are:

- The River Wey and Godalming Navigation

- Binscombe
- Crownpits
- Ockford Road
- Munstead (part)

E.98 There is one Regionally Important Geomorphological Site (RIGS) on Holloway Hill.

Grafham

E.99 Within the Local Plan 2002, the settlement of Grafham is divided by the A281. While the whole area is within the Green Belt, and an Area of Great Landscape Value, only the land to the west of the road is within an Area of Great Landscape Value.

E.100 There are a number of Listed Buildings here including the Grade II* Church of St. Andrew.

E.101 Part of the area is within Flood Zone 2, due to the presence of several large ponds and the streams feeding into them. accounts for the Flood Zone, and there is a Site of Nature Conservation Importance to the east of the A281.

Grayswood

E.102 Within the Local Plan 2002, the settlement of Grayswood is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.103 The impact of any development within Grayswood and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Area II, the East Hants Special Protection Area, and also the Special Area of Conservation. English Nature has to be consulted if a planning application seeks to increase the number of dwellings.

E.104 There are 11 Listed buildings which are a mixture of Grade II and II*.

E.105 The settlement has three Sites of Nature Conservation Importance.

Hambledon

E.106 Within the Local Plan 2002, the settlement of Hambledon is washed over by the Green Belt. Part of the area is within an Area of Outstanding Natural Beauty and Great Landscape Value, and part of the area to the north east is an Green Belt and an Area of Great Landscape Value only.

E.107 The impact of any development within Hambledon and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Area I .

E.108 There are two separate conservation areas. The smaller one to the north is centred around St. Peters Church which is Grade II Listed and the Merry Harriers Public House, also Grade II Listed. In all, there are 39 Listed Buildings in Hambledon.

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E.109 The larger conservation area to the south encompasses a number of listed and locally listed buildings around the cricket green, including Oakhurst, a 16th Century cottage which is owned by the National Trust.

E.110 Hambledon Hurst is an extensive Site of Nature Conservation Importance to the south of Hambledon towards Chiddingfold, and there are 13 others in the area.

E.111 There is also an large area at Nutbourne Brickworks, which is designated in the 2002 Local Plan as an Area for Landscape Enhancement.

Hascombe

E.112 Within the Local Plan 2002, the settlement of Hascombe is washed over by the Green Belt, and is within an Area of Outstanding Natural Beauty and Great Landscape Value. Newer development is focused around the B2130 and the junction with Mare Lane and the older historic buildings around the village Green, off the main road. This is the location of the conservation area, which includes five residential Grade II listed buildings, and the Grade II* Church of St Peter. The churchyard is a Site of Archaeological Interest and within a larger Area of High Archaeological Potential, and also contains a number of Grade II Listed tombs. In all there are 30 Listed Buildings in Hascombe.

E.113 Hascombe Hill to the south is an Ancient Monument, a Site of Nature Conservation Importance and a Site of Archaeological Interest. There are two other Sites of Nature Conservation Importance.

E.114 There is a garden of Historic Interest at Hascombe Court.

Haslemere

E.115 Land to the north of Haslemere and Weyhill is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value. Land to the west of the Hindhead Road is within the Countryside Beyond the Green Belt, and also within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.116 A large Area of Strategic Visual Importance (ASVI) which covers the area between Bunch Lane and Weydown Road. Part of this area is also a Site of Nature Conservation Importance. Part of Weydown Road is also a Low Density Residential Area, and the north western part of the designation overlaps with the ASVI.

E.117 There are three Conservation Areas in this part of Haslemere. The largest is centred around the High Street, and contains 133 Listed Buildings, out of the total 209 in this part of Haslemere. There are 31 Locally Listed buildings in the area.

E.118 The other conservation areas are Springhead and the River Wey. Both of these are located partly within Waverley and partly within Chichester district.

E.119 The impact of any development within Haslemere and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II, the East Hants Special Protection Area, and also the Special Area of Conservation. English Nature has to be consulted if a planning application seeks to increase the number of dwellings.

Hindhead and Beacon Hill

E.120 Both Hindhead and Beacon Hill are surrounded by countryside, some of which is owned by the National Trust. The land to the north and east is within the Green Belt, an Area of Outstanding Natural Beauty and Great Landscape Value. That to the west of the A287 is within the Countryside beyond the Green Belt and an Area of Great Landscape Value only.

E.121 To the north and east are extensive Sites of Nature Conservation Importance.

E.122 The impact of any development within Hindhead and Beacon Hill and the surrounding area must be given careful consideration due to the proximity to the Wealden Heaths Special Protection Areas I and II, the East Hants Special Protection Area, and also the Special Area of Conservation. English Nature has to be consulted if a planning application seeks to increase the number of dwellings.

E.123 In the Local Plan, the developed areas of Hindhead and Beacon Hill are not subject to any site specific policies. The area to the south and east are subject to the works associated with the Hindhead Tunnel, which is due for completion in 2011.

Hydestile

E.124 Within the Local Plan 2002, the settlement of Hydestile is for the most part washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value. The area to the west of the Hambledon Road is not within the Area of Outstanding Natural Beauty.

E.125 There is one Site of Nature Conservation Importance to the north west of the crossroads.

Milford

E.126 Within the Local Plan 2002, the settlement of Milford is washed over by the Green Belt. The more rural land to the west of the built up area also is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.127 The impact of any development within Milford and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II, and also the Special Area of Conservation. English Nature has to be consulted if a planning application seeks to increase the number of dwellings. There are three Sites of Nature Conservation Importance in Milford. The RAMSAR site is also partly within this settlement as are the two National Nature Reserves.

E.128 The conservation area is centred around Church Road and part of the A3100 Old Portsmouth Road. There are 40 Listed Buildings in Milford.

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E.129 Rural land to the west and east of Milford is within the Flood Zone due to streams flowing from the River Wey, but few properties lie within them.

Northbridge

E.130 Within the Local Plan 2002, the settlement of Northbridge is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.131 The impact of any development within Northbridge and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Area I.

E.132 Originally, there were two conservation areas, each covering Chiddingfold and Northbridge. However, the Conservation Area Appraisal in 2007 extended these areas to include the land and buildings between them. There are four Grade II Listed buildings within the part of the Conservation area covering Northbridge.

E.133 The River Wey flows through Northbridge, and as a result, much of the settlement is located within the flood zone.

Palmers Cross

E.134 Within the Local Plan 2002, land to the west of the A281 at the settlement of Palmers Cross is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value. To the east the area is excluded from the Area of Outstanding Beauty.

E.135 Many of the buildings here are Grade II Listed.

Peperharow

E.136 Within the Local Plan 2002, the settlement of Peperharow is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.137 The impact of any development within Peperharow and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II, and also the Special Area of Conservation. English Nature has to be consulted if a planning application seeks to increase the number of dwellings. The southern tip of the parish is actually within the Special Protection Area, and is also a RAMSAR site, which means it is a wetland site of international importance for wildfowl.

E.138 Much of the conservation area surrounds the buildings of Peperharow Park. Peperharow House is Grade I listed, while other buildings at Home Farm and the church are Grade II and II*. There are 29 Listed Buildings in total in Peperharow, and One Ancient Monument.

E.139 The River Wey flows across the parish, and some Listed Buildings at Somerset Farm, and Nursery Cottage and associated buildings are situated in the Flood Zone.

E.140 There are two Sites of Nature Conservation Importance within the settlement.

Rowly

E.141 Within the Local Plan 2002, the settlement of Rowly is washed over by the Green Belt. A small area to the south west is also within an Area of Great Landscape Value.

E.142 There are just three Grade II Listed Buildings.

E.143 The Flood Zone affects the western boundary of the settlement.

Rushett Common

E.144 Within the Local Plan 2002, the settlement of Rushett Common is divided by the A281. While the whole area is within the Green Belt, and an Area of Great Landscape Value, only the land to the west of the road is within an Area of Great Landscape Value.

E.145 There are just four Listed Buildings and a number of Heritage Features associated with industrial archaeology.

E.146 To the north there is a small conservation area at Birtley Green, which incorporates a further three listed buildings.

E.147 Buildings at Rushett Farm lie within the flood zone.

Rushmoor

E.148 Within the Local Plan 2002, the settlement of Rushmoor is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.149 The impact of any development within Rushmoor and the surrounding area must be given careful consideration due to its close proximity to the Wealden Heaths Special Protection Areas I and II, and also the Special Area of Conservation, which adjoins the settlement. English Nature has to be consulted if a planning application seeks to increase the number of dwellings.

E.150 Land to the east of Rushmoor is within the Flood Zone.

E.151 Land to the west of Rushmoor is also an Area of Historic Landscape Value.

Sandhills

E.152 Within the Local Plan 2002, the settlement of Sandhills is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.153 The impact of any development within Sandhills and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II.

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E.154 The conservation area is located around the Brook Road, Sebastopol Road and Hatch Lane, and contains nine Grade II Listed Buildings.

E.155 There are two large Sites of Nature Conservation Importance to the north of Sandhills at Culmere Wood and Hopkiln Reeds.

E.156 The Portsmouth to Waterloo line runs through the south of the settlement.

Shamley Green

E.157 Within the Local Plan 2002, land to the east of the A281 Horsham Road at Shamley Green is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value. Land to the west of the road is not within an Area of Outstanding Natural Beauty.

E.158 The conservation area is to the south eastern part of the village around the village green and the cricket field, which is also a Site of Nature Conservation Importance. There are six other Sites of Nature Conservation Importance in Shamley Green.

E.159 There are over 60 Listed buildings in the settlement.

E.160 Land to the south east is affected by the Flood Zone.

Thorncombe Street

E.161 Within the Local Plan 2002, the settlement of Thorncombe Street is washed over by the Green Belt and it is also within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.162 A conservation area surrounds many of the buildings in Thorncombe Street, and the majority of these are Grade II listed. There are further grade II listed buildings which include several farm buildings, further to the south.

E.163 Much of the settlement is affected by Flood Zone 2, which follows the route of the stream through the valley to the large lake within Winkworth Arboretum.

E.164 There is a Regionally Important Geomorphological Site at Alldens Hill to the north west.

Thursley

E.165 Within the Local Plan 2002, the settlement of Thursley is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.166 The impact of any development within Thursley and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II, and also the Special Area of Conservation. English Nature has to be consulted if a planning application seeks to increase the number of dwellings.

E.167 The Conservation Area is centred around The Street, and there are many Grade II Listed buildings. The 11th Century church of St. Michael and All Angels is Grade I, and the churchyard also contains some Listed tombs.

E.168 Much of the village is designated as an area of High Archaeological Potential.

E.169 There are areas within the flood zones to the west and east of the village.

Tilford

E.170 Within the Local Plan 2002, the settlement of Tilford is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.171 The impact of any development within Tilford and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Area I and also the Special Area of Conservation. English Nature has to be consulted if a planning application seeks to increase the number of dwellings.

E.172 There are five Sites of Nature Conservation Importance.

E.173 The conservation area is centred around the Green, and there are 33 Listed Buildings within the settlement. There are also 4 scheduled Ancient Monuments.

E.174 The Flood Zone affects quite a large proportion of Tilford, in comparison to many other Waverley settlements, and the River Wey north is itself a Site of Nature Conservation Importance.

Witley

E.175 Within the Local Plan 2002, the area to the south and west of Witley is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value. Much of the built up area is within the Green Belt only. Land to the east of the Portsmouth - Waterloo railway line is also within an Area of Great Landscape Value.

E.176 The impact of any development within Witley and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II, and also the Special Area of Conservation. English Nature has to be consulted if a planning application seeks to increase the number of dwellings. A large part of Witley Common is within the Special Area of Conservation. There are two Sites of Nature Conservation Importance and four Sites of Special Scientific Interest.

E.177 There are two conservation areas in Witley. The smaller one to the north is centred around the Star Inn, and contains just three Listed Buildings and several others of Local Interest.

E.178 That to the south is much larger and is centred around the Grade I Listed Church of All Saints, and other Listed Buildings along the Petworth Road and Church Lane. A large part of this area is also an Area of High Archaeological Potential.

Waverley Borough Council | Waverley Settlement Hierarchy

E.179 There are several very large privately owned fishing lakes to the east of the settlement, but only one of these is located within the Flood Zone and no properties are affected.

Wormley

E.180 Within the Local Plan 2002, Wormley is washed over by the Green Belt and is within an Area of Outstanding Natural Beauty and Great Landscape Value.

E.181 The impact of any development within Wormley and the surrounding area must be given careful consideration due to its proximity to the Wealden Heaths Special Protection Areas I and II, and also the Special Area of Conservation. English Nature has to be consulted if a planning application seeks to increase the number of dwellings.

E.182 There are seven Listed Buildings in Wormley, and a number of Heritage Features.

E.183 To the south of the settlement there is a substantial Site of Nature Conservation Importance.

Wonersh

E.184 Within the Local Plan 2002, the built up part of the settlement of Wonersh is washed over by the Green Belt. The remainder of the area is also within an Area of Great Landscape Value.

E.185 The Conservation area is centred around the Street, and contains 37 Grade II Listed Buildings out of a total of 48 in the whole settlement. The area is also an Area of High Archaeological Potential. To the north of the area is Great Tangle Manor which is Grade I Listed.

E.186 Wonersh Park is covered by Local Plan policy BE6 which relates to Low Density Residential Areas, which seeks to protect their special character.

E.187 The Flood Zone runs down the western side of the settlement, between Wonersh and Bramley.

Issues Raised in the Town and Parish Audit **Appendix F**

Waverley Borough Council | Waverley Settlement Hierarchy

F.1 All of the comments here are quoted from the returns made by the various town and parish councils and do not necessarily reflect the views of the Borough Council. Clearly only those responses received are reported here. If a town or village is missing, the form was not returned.

Farnham

2008

- Traffic is a continuing problem on both the Upper Hale Road and Folly Hill, as well as through the town centre itself, with few alternative routes available.

Weybourne and Badshot Lea 2012

- Badshot Lea Village has no shops, Weybourne has one. The Sainsburys Super Store is just under one mile from Weybourne & Badshot Lea. The poor footpath provision through Badshot Lead makes this an unnecessarily hazardous journey for pedestrians. There is also a Garden Centre in Badshot Lea.
- Badshot Lea - Place of Worship and Takeaway.
- Weybourne - Post Office
- A pharmacy is available in the Super Store but not in either Badshot Lea or Weybourne.
- Two private health/fitness clubs at David Lloyd Leisure and Nuffield Health Club
- Floodlit All Weather training hockey pitches at Heathend School.
- Public transport is a perfect example to show that Weybourne and Badshot Lea are separate adjacent settlements. The bus services through Weybourne are over 1km (approx 0.65 miles) from Badshot Lea. Badshot Lea has one bus per hour (no. 46) from 7.30am to 5.30pm and no Sundays Service. Weybourne has three buses per hour (no. 18 and 19) from 6.18am to 7.12pm.
- There are approximately 20 small businesses within the settlement of Weybourne and Badshot Lea. These include: Hairdressers, Nurseries, Barbers, Solicitors, Architects, Publishers, Antique Centre and Garden Centres. These provide a limited number of mostly low paid employment opportunities within both settlements. Hurlands Business Park and Farnham Trading Estate are approximately one mile to the south of both settlements. A wider range of employment is available at the Business Park and Trading Estate.
- The separation of the Ward into three distinct areas: Weybourne, Badshot Lead and the Super Store/Trading Estate/Business Park make it difficult to assess who has access to what locally. Shops and services are not local when they are nearly a mile (i.e. a car journey) away.

Bourne 2012

Waverley Borough Council | Waverley Settlement Hierarchy

- The Bourne has a good range of shops, but improvements at crossroads have already reduced limited parking. It has a post office but no pharmacy.
- Mobile library has been withdrawn
- Bus Service 19 Haslemere, Aldershot - 'irregular'. Hourly Bus Service (19) Aldershot - Haslemere along A287. No evening or Sunday service.
- Employment opportunities: Mostly domestic services apart from the employment available at the few shops and schools, Woodlarks Care Home, schools/care homes, Abbey Business Park - mixed use.
- The Forestry Commission is very active in the Bourne Wood where major films are "shot" on a regular basis. Forest Commission active in Bourne Woods. Major films shot in woods - increasing.

Castle and Firgrove wards are covered in the main part of the hierarchy document as they cover the town centre area.

Hale and Heath End 2012

- Regular bus services to Aldershot and Farnham Town Centre
- Employment opportunities: Car repairs, Car alarms and stereos, kitchen shops, electrical retailer, various small retail/takeaways/hairdressers

Moor Park 2012

- The northern part of Moor Park has a good range of local shops, including a village/community shop.
- The ward is split into two distinct areas separated entirely by the A31. The south known as 'South Farnham' is the "most prestigious and most sought part of Farnham." There are no shops and just two pubs/restaurants on the outskirts. The houses are all detached in large plots - it is a very low density area. It was designed as the gateway to Farnham by Falkner.
- North of the A31 the area leads right up to the Castle Street and the conservation area. The houses are Edwardian or Victorian and high density. There are two local authority estates. There are a number of shops from large stores to corner shops, pubs, the leisure Centre.
- South Farnham School has no vacancies. The secondary schools in Farnham are full. Children in my ward are bussed to Camberley - 14 miles away! Houses near the town centre have no parking.
- There are sports clubs at the leisure centre. The schools (one private and one state do not let people use their facilities). There is a major shortage of sports pitches.

Waverley Borough Council | Waverley Settlement Hierarchy

- Public transport: South of A31 next to none. Poor public transport in centre. South of A31 it is not possible to rely on public transport at all. It does not exist.
- Employment opportunities: All businesses are north of the A31. Biggest employer is probably Homebase. It is well catered for and some employment sites could better be used for Housing.

Shortheath and Boundstone

- Two shops. Post office closed. One Chapel closed.
- GP surgery dispenses medicine to own patients only. The Primary School being doubled in size.
- From the Ward buses go into Farnham Town and Aldershot. Some services threatened with closure of curtailment.
- The Ward is very compact and fully built up. There are no obvious opportunities for further housing except the odd in-fill. Demolition of current serviceable housing in order to build flats would totally change the character of this tranquil rural area and must be resisted.

Rowledge and Wrecclesham

- The two villages are well served with retail outlets having two post offices, several general stores, butchers, hairdressers etc. However there is always a great deal of concern about the future of the post offices. It would be very difficult for the two convenience stores which house the post offices if the facilities were to be closed down - the nearest PO would be in Farnham town centre.
- The two communities are different. In Rowledge there is a very active Village community which had very focussed aims on what the village wants to achieve and organise village activities such as street parties and events for the elderly etc. The Village recently came second in a national village community competition.
- In Wrecclesham it is very much individual organisations organising events and also the church. The Wrecclesham Community Centre is the focus for literacy and numeracy classes for the elderly. There is a great need for a consistent Youth facility. There is a difficulty in getting leaders and funding
- There are reasonably well used bus services running in these two communities. However it would be better if they were timed to serve the commuters going to and from Farnham Station. Lack of buses to get young people in and out of Farnham in the evening and at weekends.

- There is a limited amount of employment in the area. There are small family businesses operating from Rowledge but Wrecclesham has, in addition to small businesses, an Industrial Estate comprising 8/9 small/medium businesses, many employing local people. Grovebell Industrial Est, Wrecclesham Road, Farnham.
- Rowledge is very you're your typical "village", very self sufficient and active – there is no council housing and whilst there is a need for smaller housing units to enable the young people to stay in the village, there is very little land on which to build. Rowledge is very rural in character. Residents very concerned and alive to planning matters and protecting their village – They are not against development but it has to be appropriate.
- Wrecclesham on the other hand has a large amount of council housing as well as large three bedroom family homes but again needs more social housing and smaller dwellings for the young people to stay within the family unit. There is also a desperate need to provide youth club facilities for young people of all ages. Wrecclesham does however suffer badly from traffic. The A325 to Portsmouth divides the village. This road is heavily used and more so when the Hindhead Tunnel is closed for any reason – the authorised diversion is through the village. This makes even the simplest of tasks such as crossing the road difficult. There is at the bottom of Wrecclesham Road a railway bridge and HGV'S frequently get stuck under the bridge despite adequate warning signs. To add to the traffic problems there is a proposal to build an Eco Town of 4000 homes at Bordon. This will exacerbate the traffic problem and what would be a cure all would be a Wrecclesham By Pass taking traffic from the A325 on the Hampshire side and onto the A31.

Upper Hale 2012

- The two villages are well served with retail outlets having two post offices, several general stores, butchers, hairdressers etc. However there is always a great deal of concern about their future of the post offices. It would be very difficult for the two convenience stores which house the post offices if the facilities were to be closed down - the nearest PO would be in Farnham town centre.
- **2008** In the last 15 years or so the only other shops in the area have closed (about 4). This includes the loss of the village shop / sub post office on Folly Hill in 2008.
- **2012** There are 2 retail stores in Upper Hale – a Tesco Express convenience store which has its own car park that is open from 0700 to 2200 hours 7 days a week and Sandy Hill Stores on Sandy Hill Estate that is under private ownership (and indeed has just recently changed ownership) which is open for a shorter period of time.
- **2008** This area is basically residential with very few commercial or retail premises

Waverley Borough Council | Waverley Settlement Hierarchy

- **2012** Facilities provided in the area meet the needs of the residents and have improved with the opening of the Tesco Express convenience supermarket with its 7 day a week opening and extended hours of opening.
- Childrens play area currently being refurbished.
- **2008** There is a bus service which connects Upper Hale to both Farnham & Aldershot. Not sure of the exact frequency, but it is about 3 or 4 times/hour . Not sure of start/finish times or weekend services.
- **2012** The main public transport service in the Upper Hale area are bus routes 4 and 5 provided by Stagecoach between Farnham and Aldershot. In 2006 this route received funding from Central Government (Department of Transport) through the “Kickstart” initiative to invest in new floor midibuses and operate a 10 minute Monday to Saturday daytime service. The aim of “Kickstart” funding was to provide initial “pump priming” finance for bus routes that offered the potential to achieve long term commercial viability. The low floor midibuses have made the route easier to use by young mothers with pushchairs,, passengers in wheelchairs, the elderly and other passengers with mobility difficulties. A high proportion of the passengers using the route are elderly who are eligible for free concessionary travel and the reducing level of financial reimbursement received by operators for carrying these passengers resulted in the Monday to Saturday daytime service, which is operated commercially, being reduced to every 15 mins. The route is now subject to further review as part of Surrey County Council’s current bus review for Waverley and Guildford with any service revisions being implemented in September 2012. As part of this review Stagecoach has suggested that, due to further reductions in the level of reimbursement for providing free concessionary travel and reductions in BSOG payments from Central Government, consideration is being given to reducing the Monday to Saturday daytime service to every 20 mins. This review will also consider whether there should be continued funding to operate the hourly Monday to Saturday evening service and the two hourly Sunday service both of which are currently provided with financial support under contract for Surrey County Council.
- On schooldays Stagecoach operate a morning school journey from Upper Hale to Weydon School with a return journey from Weydon School in the afternoon (Service 74).
- In addition Upper Hale is also served by Fleet Buzz who operate an hourly Monday to Friday daytime service between Aldershot, Fleet and Elvetham Heath (Service 70) and on Saturdays an hourly daytime service between Aldershot, Fleet, Elvetham Heath and Reading (Service 72)
- During Alton College Terms two direct journeys are operated daily each way to and from Alton College.

- Employment opportunities: A large number of people commute to London and probably other large towns in the area (Basingstoke, Guildford, Farnborough. Apart from limited employment opportunities that are provided by local shops and schools there are no employment opportunities in the area with the nearest employment centres being Farnham, Aldershot, Fleet and Farnborough.
- One issue of particular local concern are traffic issues along Upper Hale Road (A3016) – there are two main concerns especially given the location of Hale Junior School on Upper Hale Road viz :-
 - General speed of all traffic which frequently exceeds the speed limit. The Police do undertake regular speed checks and arrangements are in hand to establish a Community Speed Watch team;
 - The high number of HGVs using Upper Hale Road. There is general concern that even more traffic would be directed to using Upper Hale Road if restrictions were implemented to reduce the level of through traffic driving through Central Farnham where the existing level of traffic is causing air pollution problems.

Haslemere

- **Retail 2008**
 - Insufficient clothing retailers for older people, this may lead some people away from shopping in the town to larger town centres.
- **Transport 2008**
 - Main town car park can at times become full and car parks are considered expensive. There is limited car parking available on the High Street/ West Street and illegal parking on double yellow lines can cause blockages. There is no off-street availability for delivery vehicles.
 - Car parking across the town is identified as an issues including:
 - A 3 year waiting list for parking season tickets at Haslemere Train Station.
 - Car parks within the station and nearby public car parks are often full and this cause problems with parking on residential streets close the the train station. This can cause issue with residents access.
 - Car parks at the hospital are very busy, with patients and staff. Public Transport does not serve the needs of those working at the hospital and as a large employer this is an issue. There is high levels of parking on surrounding residential streets.
 - Parking on roads in the town can cause issues with access, especially for buses (including those trying to access schools) and lorries. A result of poor access or blockages, can be the damage to grass verges and walls.

Waverley Borough Council | Waverley Settlement Hierarchy

- There is no bus services available to other centres of employment or commerce (e.g. Liphook, Petersfield, Horsham and Petworth).
 - There is no public transport serving the two major sporting facilities, The Edge and The Herons.
 - There is insufficient capacity on the trains and there is concern that Haslemere is being promoted for development, in the town and nearby, despite issues of capacity of roads, trains and parking.
 - During the construction of the A3 tunnel, part of Haslemere are becoming congested and there is a concern that 'rat runs', through the town and in residential areas, are being used to avoid congestion.
 - Issue of pedestrian safety in crossing roads, as well as issues with poor condition of some pavements.
- **Housing 2008**
 - The high cost of properties means that young people can find it difficult to remain in the town.
 - There are a large amount of flats and high density housing that can be too expensive for first time buyers and there are reports that these are not selling, whereas there is a need for family homes with gardens.
 - **Employment 2008**
 - There is a need for small employment units.
 - **Community Facilities 2008**
 - There are serious concerns over the long term viability of Haslemere Hall and Museum, both are charities run by trustees and serviced entirely by volunteers. Operating and maintenance costs are causing issues with self-financing the facilities and Haslemere Museum has been identified as having financial difficulties. They are both viewed to be of great value to the wider area.
 - A lack of accessible youth facilities, particularly for older age groups.
 - **Other 2008**
 - Serious problems of flooding in the town, with bridges on approach roads to the town sometimes becoming impassible.

Grayswood 2012

- Parking is a serious problem, particularly in Lower Road and at the Village Hall/Church when large functions are held there.
- The Wheatsheaf Inn is a very good restaurant/pub, well used by Grayswood people and others from further afield.
- The main centres of activity are the school (C of E Primary) the Church and the Village Hall, which is very well used. Cricket, particularly for children, flourishes. The village hall also serves as the cricket pavilion. It is used nearly every evening for dances, bridge, lectures, parties etc.

- The church is actively considering an extension to provide an additional meeting room for community activities
- There is a good bus service. Hourly services: North to Guildford via Godalming to Guildford from where there are onward services to Winchester, Dorking, Woking etc: South to Midhurst, Haslemere - onward services to Chichester.
- Garden mowers - Barkers of Grayswood sales and servicing Grayswood Motors - car sales, servicing MOT etc. Furniture restoration Simon Gooding, Nursery Garden for plants etc. Van Walts.

Hindhead and Beacon Hill 2012

- Village slowly being strangled by Internet etc.
- This section is limited to Beacon Hill only because those same factors which affect Hindhead have been the subject of numerous recent studies conducted by professional researchers. Beacon Hill small businesses struggle to survive for three main reasons:
 - Low footfall
 - High business rates
 - High business rental

A significant improvement to the street environment has been made of late but the ratio of investment of public funds spent on capital projects as that spent on process and administration is low.

Niche retail business does have a future here but it will never be attracted to the area because such businesses will be under-capitalised and unable to cope with the combination of factors listed above.

Haslemere East and Grayswood 2012

- Excellent train facilities with London-Portsmouth line, 3-4 trains per hour both stopping and through service.

Buses to Chichester, Midhurst, Guildford, Aldershot, Farnham, one to two an hour during day but service ends very early, eg 7pm. No Sunday service. There is no service to other centres of employment or commerce, eg Liphook, Horsham, Petworth, Petersfield etc.

Hoppa Bus - subsidised community bus for short journeys door to door.

Hospital Hoppa bus - subsidised community bus - personal service from home to the Royal Surrey County Hospital available weekdays.

Countryliner bus - two a day, twice a week, from High Lane Estate, calls at sheltered housing and goes to Tesco.

The major sporting facilities (The Edge and The herons) are all in the Shottermill and Critchmere ward, with no public transport serving them. The threatened closure of buses no. 70 and 71 is being strongly opposed. Volunteers to the Museum, Haslemere Hall, etc who live in the Witley/Chiddingfold/Brook area will be unable to get into Haslemere. Similarly residents in Liphook/Grayshott(Hampshire) and Fernhurst/Northchapel(West Sussex) are affected. A recent very vociferous public meeting voiced these views. There is a worry over the future viability of Haslemere Hospital if people cannot get in to clinics, and journeys to the Royal Surrey would have to be taken via Farnham.

- As the Haslemere Initiative no longer has officer support from WBC, the events have had to move elsewhere for insurance purposes, a new group, Haslemere Events, has been formed under the umbrella of the Haslemere Festival. Haslemere Events is responsible for the Charter Fair, Christmas Market, Food Festival, Haunted Haslemere, Arthur Conan Doyle weekend, Classic car day. The Farmers Market is now run as a co-operative and since its move to the High Street attracts more stall holders and members of the public. A spin-off from the main biannual Festival- a Fringe Festival - is now being arranged annually. A big event with procession and floats is planned for the Queen's Jubilee. Thanks to new technology, Haslemere Hall now features live shows from London Theatres, also opera and ballet from all over Europe and Russia.

Cranleigh

- Shortage of low - cost housing
- Would like to see the railway re-instated
- Cranleigh has a wide range of shops, including a medium sized Department Store, around eight Hairdressers and the usual large number of Estate Agents and three national supermarkets. There is only one petrol station.
- **2010** Cranleigh has witnessed recently a noticeable increase in charity shops
- Several small industrial estates provide a range of employment opportunities together with Dunsfold Park, which is only a few miles away. Possibly the local supermarkets are large employers.
- Cranleigh Arts Centre provides evening entertainment, including films, and facilities for local clubs. Cranleigh Leisure Centre caters for swimming, squash, gym, aerobics etc. Cranleigh Golf & Leisure.

Alfold

2008

- There are already 24 affordable homes in the village, with adjoining land that could be further developed with more affordable housing.
- However, the overriding concern in Alfold is infrastructure over housing provision
- Education is a problem, 50% of rising 5s this year are being sent to school in Ockley.

2012

- Unemployment low (until recent recession). Some commuting to London but mostly local commute to Guildford, Cranleigh, Godalming and Horsham.
- There are 24 affordable houses in Alfold with land owned by Waverley immediately adjacent, which it is accepted should be used to provide further affordable housing when Waverley considers there is a need (and financial resources available).

Blackheath

- The village is approached by single track lanes and the volume of traffic and speeds this causes concern about safety and damage to banks and verges.
- Residents have expressed a wish for local allotments
- Flooding of roads due to poor maintenance
- With technological developments there are an increasing number of residents working from home. But in the village mobile phone coverage is weak and broadband speeds are generally slow.

Suggestions for the improvement of issues, put forward by residents in the settlement audit:

- Create a 'quiet lanes' network for horse riders, walkers and cyclists could use the lanes safely
- Stop commuter 'rat-runners' using the lanes by creating access only routes through the village
- HGV restrictions
- Better support for local rights of way officer

Bowlhead Green (and Thursley)

Thursley village Including Bowlhead Green, has a Design Statement which was produced in 2008. As part of this process, several issues arose which were of concern to villagers in both Thursley and Bowlhead Green.

- The impact of any future development on existing infrastructure and services.
- Residents do not want to lose the natural areas within and around the parish, either by piecemeal encroachment or by an extension of the three settlements.
- alarm at the increase in the volume of traffic and the size of vehicles using the lanes through the parish.
- Maintain the underlying agricultural nature of land usage within the parish.
- Encourage commercial enterprises that will further enhance the parish and community and are of an appropriate scale.

Waverley Borough Council | Waverley Settlement Hierarchy

Issues for the hierarchy, raised by the settlement audit:

- Price of homes in Thursley is prohibitive to young people, few Council owned homes left
- Rural crime
- Housing agricultural staff adds to cost of Council Tax, a heavy burden on an agricultural budget
- Gypsies and travellers

Suggestions for the improvement of issues, put forward in settlement audit questionnaire:

- Stronger enforcement action

Bramley

2012

- Currently four empty shops and one empty restaurant
- Limited parking (25 places non-charging) with 2 hour limit outside library.
- Waverley BC sheltered accommodation (Blunden Court) also serves as a weekly day centre for elderly.
- Strong community spirit engendered through parish council, village society, fete committee and bonfire committee.
- 20 minute bus service through village (Guildford to Cranleigh) 2 hourly service to Alfold. Minibus service periodically to Godalming and Milford.
- 16 units in Bramley Business Centre (approx 50 staff)
- 8 units outside village at Birtley Courtyard (approx 30 staff)
- St Catherine's School employs approx 50 staff
- Remaining shops and other related units - estimate 100 staff total.
- Very limited opportunity to extend the employment capacity due to planning and car park restrictions within the settlement area
- Steady trickle of planning applications for extensions to residential properties to facilitate home working.
- Bramley Old Station serves as a centre for cycle/walking along Downs Link, with car parking facilities shared with Bramley Business Centre.

Busbridge

- Affordable housing is needed.
- Small mixed developments are ideal for Busbridge.
- Concern about staff accommodation at Tuesley Farm.
- Concern about the future of Milford Hospital.
- A play area for young children would be welcomed.
- The local roads are rural and narrow, and in some instances hazardous, and congestion is becoming an issue.
- Banks and hedgerows tend to collapse in bad weather conditions.
- Threat of large developments without infrastructure to support them.
- More bus stops are needed between Hascombe and Busbridge.

Chiddingfold

- Parking in the village is limited to the edge of the Green in the centre of the village which is inadequate
- The hourly train service is too infrequent and means the train is less likely to be used for anything other than commuting.
- Serious consideration needs to be given as to where such areas could be provided to give a wider range and volume of local employment.
- It is evident that over the past fifty years in many ways the ability of the village to meet the needs of the population has declined
- The infrastructure of the village was largely created in the 1930's and 1940's with very little investment since. Specific improvements are needed to drainage, high speed broadband, more frequent rail & bus services,
- Housing development has been allowed at the top end of the range resulting in an excess of 4 bed roomed houses and an inadequate number of smaller properties. Need for 1 to 2 Bedroom single occupancy rental, 2 to 3 bedroom affordable homes to rent or buy, secure high quality smaller homes for retired people who wish to down -size.
- Improvement to the current stock of local authority housing needed to raise the standard to a more acceptable level
- Provision of new 2 bedroom private housing of a high quality for elderly people of independent means seeking secure retirement homes near the centre of the village
- A number of people in local authority housing would be willing to move either up or down in the size of their accommodation if the process was made easier for them and they knew what was available.
- Shops and services: Variety of shops in the village allowing much of the normal needs of the village to be met and serviced locally have gradually declined. Consideration needs to be given to ways of providing support to encourage shops and other services to remain or even expand in the village settlement.
- Employment: Until 10 years ago there were quite large employers in the Parish at the walking stick factory and brickworks. There was also considerable employment at the Government funded National Institute of Hydrology which although being just out of the Parish provided considerable employment. No attempt has been made to replace these sources of employment so that the local labour force has to either travel to work or take temporary jobs as they become available.
- Consideration needs to be given to the encouragement of new small Industrial Estates and small Business Parks being created within the Parish Boundary and to make exceptions for these to be created in locations where the beauty of the landscape is not materially affected.
- Improvements to kerbs, surfaces and crossing facilities are needed to assist disabled people and pedestrians in the village.
- increasing number of HGVs passing through the village, contrary to Surrey's HGV traffic routing guidelines and more effort is required to prevent this.
- Need to agree an updated Village Plan that marries to the Local Development framework for Waverley supported by agreed action by Surrey CC to implement specific matters that are their responsibility.

Waverley Borough Council | Waverley Settlement Hierarchy

- Need to prioritise those things that appear important to the local Chiddingfold situation
- agree a strategy to enable more sites to become available within the village environment to meet specialist critical housing needs, if necessary by changing the settlement boundary

Churt

- Concern about the pressure of change of use of remaining shops to residential uses
- Lack of walkways to community buildings
- Would welcome the opportunity for a housing association to provide low-cost housing to help keep younger people in the village
- The aim would be to maintain a balanced housing stock to provide for single people couples and families. Planning approval criteria could include consideration for overall impact on a community and its socio- economic mix.
- An ageing population in the village need to downsize, but there is limited opportunity for them to stay in the village
- Being on a main road, Churt is used as a 'rat-run', and there is concern that a new eco-town at Bordon will add to this problem
- Although there is a great deal of agricultural land around Churt, this is not being used to produce food. It should be used to supply local communities.

Dunsfold

- There are 22 affordable units in the village with another 11 under construction.
 - Surveys in the parish have shown a need for further affordable housing and a desire has been expressed to extend Nugent Close.
 - Addition of 33 dwellings and gentle increase in private stock on redundant agricultural land shows that a gentle increase in the overall settlement numbers can be achieved without abandoning the present constraints on development outside the village envelope, which are broadly supported in the interest of local amenity.
 - It is suggested that the small businesses need a flexible environment in which to flourish and a planning policy approach that is not overly restrictive.
 - Retention of the village pub and shop is most important.
 - Major aim to recover the use of the empty school buildings for community educational use.
 - Support the village settlements by allowing affordable dwellings to enable persons with local and family connections to find homes.
 - Apply the Village Design Statement to development in the village and to assist in its revision.
 - Retain the rural character of the village, the AGLV and AONB, feeling of space within the common area

Dockenfield

- Continued pressure to convert employment premises to residential - detrimental to the vitality of the local working community.

Ellens Green

- - The speed of vehicles along the Horsham Road through Ellens Green
 - There is some social housing, but low cost homes are needed
 - There is a derelict site in Furzen Lane and villagers would like to see this tidied up
 - Lorries in Furzen Lane are a problem, leading to the erosion of verges and damage to the road surface.

Ewhurst

- The car is a really important bit of kit to villages with
 - Schooling
 - Employment
 - Geography of Ewhurst
 - Slim bus service

A car is a must, that said, the retired use and value the bus service.

Housing

There is a real need for low cost housing. With the selling off of the large houses/farms, accommodation used by "the workers" had been lost. There is very little social housing. Again this was sold off leaving little for new home owners. Low paid workers have a problem finding affordable accommodation. Much of the smaller properties have been extended which means loss of small homes. house prices are high; not much "affordable" rental accommodation.

Traffic

Troubled by the huge lorries that use our lanes and villages. Our settlement is not geared for this type of traffic. Need a government directive to deal with this issue. Surrey Highways has too small a pot of money to keep the roads in good condition. By comparison, for instance, the roads in Northumberland are far superior.

Very important for us to have our own Cranleigh Medical Centre/Hospital. Environmentally and wholly unacceptable in this day and age to have to travel to RSCH/Frimley for basic treatments. Closure of the Cottage Hospital in Cranleigh was a retrograde step.

Elstead

-

- High cost of housing: need affordable housing for upper age residents as well as aspiring young home owners
- No windfall sites available, little infill space available, pressures on land use
- If houses are extended this reduces the stock of smaller dwellings further
- Low level of council housing
- Planned redevelopment of flat accommodation for the elderly in the centre of the village will assist in responding to demand
- Strong local resistance to development of Green Belt Land around village, would change the character and impact on infrastructure
- Need to protect what existing industrial and commercial space there is in the village and prevent it's change of use to residential
- Retail uses are under pressure to survive
- Elstead is on a commuter route, but the B3100 is not designed for the scale of traffic that it experiences.
- Preservation of a good sustainable environment
- Continue to support excellent primary school
- Fire damage danger from the surrounding heathland and woodland
- Flood dangers from the River Wey
- Need for minor emergency/ health facilities
- Elstead village has adopted a self-sustaining policy through its parish council: e.g. the recent programme to install pitch floodlights for junior football practice on winter evenings. (However whilst there is a dedicated Youth Hall available the numbers are insufficient to make the provision of other youth facilities viable).
- Also the provision of allotment gardens by the parish council in response to local demand
- Also the provision and extension of play equipment for an increasing younger population
- The lack of suitable safe parking in the village is a serious problem: the doctors surgery the pharmacy the take-away fast food outlet the Spar store the village post office and newsagent as well as the village school rely totally on on-street short or medium term parking. Within a village environment and narrow streets this presents a traffic hazard and a safety issue. Additional development in Elstead or the surrounding area serviced by Elstead facilities would require this issue be addressed

F.2 Suggestions for the improvement of issues, put forward by residents in the settlement audit:

- Improvement in traffic management and installation of a pelican crossing
- Provide cycle routes from Elstead to Milford
- Additional parking for school is needed, also parking adjacent to the Village Green. Possibly using spare land at telephone exchange.

Ewhurst

- A car is very important to villagers to help with getting children to school, access to employment etc because of the rural geography of Ewhurst
- Retired people use and value the bus service
- Real need for low cost housing. Large houses and farms have sold off workers cottages.
- Little social housing, some has been sold off
- Low paid workers have a problem finding accommodation
- Not much 'affordable' rented property either
- Troubled by the huge lorries that use the lanes and villages
- Important to have Cranleigh medical centre/ hospital

Frensham

-
- There are very limited areas available for new housing as most of the village is surrounded by controlled 'open space'.
- Need for more housing, especially smaller two- bedroom properties. Most of the existing stock has been extended.
- This could be assisted by slightly extending the existing settlement boundary, which would permit perhaps a 10% increase in housing numbers.
- Villagers want to keep the rural face of Frensham.
- The loss of the post office would be extremely damaging to the community. The community shop could not survive without the postal income.
- Support for local taxi services rather than the limited Hoppa bus service.
- The community has been pleased with recent planning decisions in relation to allowing improvements to the shop and the school. The village is seen by residents to be a vibrant, self- reliant community and looks to Waverley to support it on community based issues.
- Continued support for maintenance of the Great Pond and Frensham common by Waverley.
- The parish council will be trying to achieve 'Quiet Lane' status for some of the rural roads in the area.

Grayswood

-
- Parking is a problem, particularly in Lower Road and at the Village School/Church when large functions are held.
- There is a identified shortage of affordable/ social housing.

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- It is important that the village school is kept.
- There is no Post Office or convenience store within the settlement

Hambledon

- - More affordable housing and housing for rent
 - Current prices are beyond those who have grown up in the village and would like to remain living there. Part share in the village's one housing scheme could not recently be afforded by anyone with a village connection.
 - Access to private transport or the provision of live in accommodation is a prerequisite to working in Hambledon.
 - Impact of demands for increased housing on overloaded infrastructure.
 - The viability of the community shop is entirely dependant on volunteer resources.
 - Concern about potential loss of the post office

Hascombe

- - Perceived need for more affordable homes (parish survey to be carried out in January/ February 2009)
 - Speed of traffic through the village
 - Concern about possible detrimental impact of the development of Dunsfold Park on the village
 - Damage by HGVs to verges and banks
 - The loss of Dunsfold post office would affect Hascombe residents

Suggestions for the improvement of issues, put forward by residents in the settlement audit:

- Clear restrictive road signs to discourage HGVs
- Support Dunsfold post office
- Support road speed initiatives and increase awareness

Hindhead

- The influence of Internet retailing reducing the use of retail facilities in the area

Beacon Hill businesses struggling to survive for three main reasons:

- Low 'footfall'
- High business rates
- High business rental

- A need for more investment in capital projects, in order to help make an more attractive street environment in Beacon Hill.
- Difficulties of attracting small business, such as niche retail businesses which could be successful in the Beacon Hill area, due to reasons highlighted above.
- A need for more 4 bedroom houses, to avoid residents needing to move out of the area for more affordable large family homes.
- There is a lack of employment opportunities within Hindhead and Beacon Hill.
- Traffic congestion on the A3 and a lack of use of public transport available.
- Economic factors that inhibit business development on the one hand (high costs) combine with those that restrict consumer activity on the other (affordability).
- The use of properties which have fallen into disrepair, could be made available for use for community benefit, such as affordable housing or as amenity enhancements (library for example).

Milford (and Witley)

F.3 Issues for the hierarchy, raised by the settlement audit and the Witley Parish Plan (2006) ^(liv)

- - Lack of affordable housing for young people and retired people
 - Strong support for the Green Belt, retaining open fields between settlements and resisting high density developments
 - Level of road traffic is the biggest single drawback to living in the Parish of Witley
 - Declining sense of community
 - Difficulty of getting around without a car
 - Improvements in the level and reliability of bus and train services
 - Station Lane car park is well used and must remain free. A charge would mean more car parking in surrounding roads.

Peperharow

- - A bus stop at the entrance to Peperharow Park would be beneficial, as would an improved bus service.
 - There are no particular housing issues in Peperharow, or any specific employment issues.
 - Cars are essential as Peperharow is ill-served by public transport.

liv Witley Parish Plan (2006) This document covers the Parish of Witley, which includes the large villages of Milford and Witley and the smaller settlements of Brook, Sandhills and Wormley. The comments listed below relate to the whole parish and the Witley settlements included in the hierarchy.

Rowly

- Limited availability of affordable, subsidised housing
 - No community or employment facilities, but these are accessible by car and public transport in Cranleigh
 - The local bus services to Guildford are frequent, but currently finish too early in the evening, particularly for young people. There is a high reliance on voluntary transport for lifts to the Royal Surrey County Hospital in Guildford.
 - There is one small business - a heavy machinery hire and transport business - but employment opportunities are unlikely here as staff working there are long term employees.
 - Rowly is a small residential hamlet and given its close proximity to Cranleigh probably has little need for retail and community facilities. It has however, previously had two small convenience stores, one of which included a Post Office and garage and petrol filling station.

Rushmoor

- - Lack of a village centre. The Parish Council is currently trying to acquire land for a youth shelter and other elementary amenities in the settlement.
 - Traffic calming is needed on the main road through Rushmoor.
 - Need to retain the post office.

Sandhills

- Sandhills is used as a 'rat-run' in peak times, which is a concern as the local lanes are narrow in places.

Shamley Green

- Need for affordable housing for those who have grown up in the community
- No obvious location for new housing
- Because of the cost of housing, newcomers extend homes into larger properties
- The B2128 gets congested in rush hour and at school times as it serves as a through route between Cranleigh and Guildford.
- Road maintenance is poor
- Concern over HGVs using the narrow lanes.
- Traffic speeds
- Limited car parking (verge damage etc)
- Increasing number of elderly residents requiring support services and a shortage of people to provide them
- Need to extend the conservation area

- Inadequate social amenities for young people
- Lack of involvement in community life by commuters

Suggestions for the improvement of issues, put forward by residents in the settlement audit:

- Assess impact of development proposals on infrastructure, especially roads, before proposals are approved
- Better maintenance of roads and drains

Thursley (and Bowlhead Green)

The village has a Design Statement which was produced in 2008. As part of this process, several issues arose which were of concern to villagers:

- The impact of any future development on existing infrastructure and services.
- Residents do not want to lose the natural areas within and around the parish, either by piecemeal encroachment or by an extension of the three settlements.
- alarm at the increase in the volume of traffic and the size of vehicles using the lanes through the parish.
- Maintain the underlying agricultural nature of land usage within the parish.
- Encourage commercial enterprises that will further enhance the parish and community and are of an appropriate scale e.g. the Farm Shop.

Witley

F.4 Issues for the hierarchy, raised by the settlement audit and the Witley Parish Plan (2006) ^(iv)

- Lack of affordable housing for young people and retired people
- Strong support for the Green Belt, retaining open fields between settlements and resisting high density developments
- Level of road traffic is the biggest single drawback to living in the Parish of Witley
- Declining sense of community
- Difficulty of getting around without a car
- Improvements in the level of bus and train services
- Lack of provision for teenagers apart from football and cricket
- Lack of school places

iv Witley Parish Plan (2006) This document covers the Parish of Witley, which includes the large villages of Milford and Witley and the smaller settlements of Brook, Sandhills and Wormley. The comments listed below relate to the whole parish and the Witley settlements included in the hierarchy.

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- Lack of parking facilities for new dwellings
- infrastructure issues should be taken into account at an earlier stage in the planning process

Wonersh

- Need affordable housing: 40 households expressed this wish in the Parish Housing Needs survey March 2006.
- Parish Plan highlights concerns about extra housing required by Government does not include provision of additional infrastructure
- Protect the housing mix in the village
- Protect community life
- Bus travel is infrequent and inconvenient for travelling to Milford or Royal Surrey County Hospitals, particularly for elderly residents
- Buses do not stop at Guildford Railway station
- Flooding of roads due to poor maintenance

F.5 Suggestions for the improvement of issues, put forward by residents in the settlement audit:

- Traffic calming measures
- Improved parking in the centre of the village and junction improvements

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