



**ALFOLD
NEIGHBOURHOOD PLAN
2017-2032**

**CONSULTATION STATEMENT
APPENDIX 2**

Public Exhibition 2019

Submission Version

January 2023

Alfold Neighbourhood Plan

CONSULTATION STATEMENT APPENDIX 2

Public Exhibition 2019

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The Exhibition and Feedback Received

- 1.1 By the first quarter of 2019, Alfold Neighbourhood Plan has reached a well-defined stage in its development, with Vision and Objectives, and outline Policy Areas defined based on previous feedback from residents and stakeholders.
- 1.2 The ANP Steering Group therefore decided to organise a public consultation on the proposals, taking the form of a Public Exhibition in the Village Hall. The event held on Monday 20th May 2019 was well publicised and attracted a large number (92) of attendees.
- 1.3 Large display boards (see Annex 1) were produced illustrating and explaining in straightforward terms the topics and potential policy areas. Members of the public were able to browse the information, and talk with members of the Steering Group. A presentation (see Annex 2) and talk were given, led by the Chair of the Steering Group and an open Q & A session followed.
- 1.4 Drawing on the earlier Objectives, a Vision Statement had been prepared and Policy Themes proposed. These were put to the public for feedback (see display boards in Annex 1). Notes were taken and comments invited from attendees, including by writing 'Post-It' notes attached to each topic. The feedback is presented in Annex 3, and can be summarised as follows;
 - Green Spaces
 - Supported
 - Countryside and Environment
 - 'Buffer zones' supported
 - Ecology & Wildlife important
 - Housing
 - Smaller sites preferred
 - Affordability
 - Can the infrastructure cope?
 - Infrastructure
 - Roads & Traffic
 - Water supply etc.
 - Community
 - Need for local shops, pubs, etc.





The Hall set up to receive visitors



Presentation underway



Annex 1 – Display Boards

VISION STATEMENT

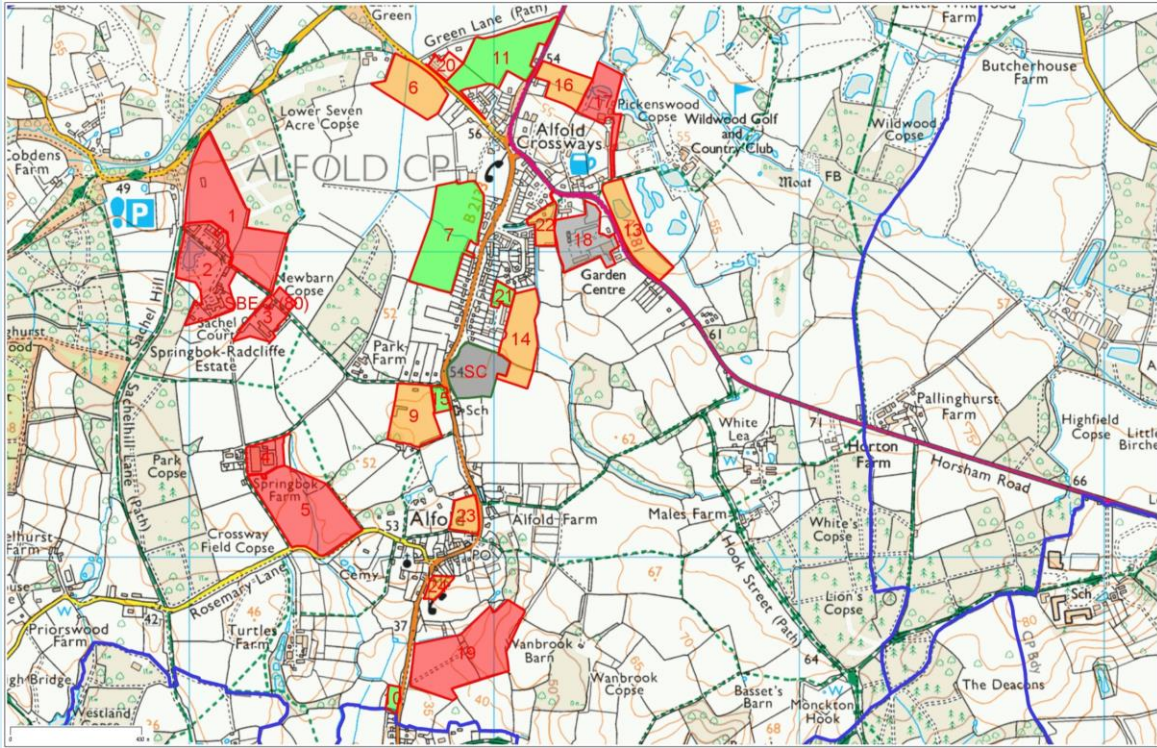
Alfold's Vision is to remain an attractive and desirable place to live, meeting the needs of all ages in a community seeking to provide a good quality of life for all residents in a rural village environment

We want our Neighbourhood Plan to:

Sustain and shape a thriving, healthy and safe community, supported by appropriate infrastructure, including transport links and offering a range of housing and employment opportunities, maintaining heritage assets, green areas and access to the countryside



MAP SHOWS ALL SITES SUBMITTED IN CALL FOR SITES (Excluding Farnhurst Farm)



HOUSING

HOW WE ARE THINKING

The Plan will not allocate any major sites for housing development as planning permissions already granted have exceeded the number of 125 homes given by Waverley

We will plan for contingencies using Windfall sites and Infill development.

Some of the proposed sites may be suitable if brought forward with much smaller amounts of housing

The Neighbourhood Plan will only support small new developments of 4-9 houses

Infill development of 1-3 houses may also be supported

Priority will be given to smaller dwellings such as starter homes, affordable housing for rent or shared ownership and self build or smaller homes for residents wishing to downsize

Developers will be encouraged to make affordable housing available to people with strong local connections before going on the open market



COUNTRYSIDE & ENVIRONMENT

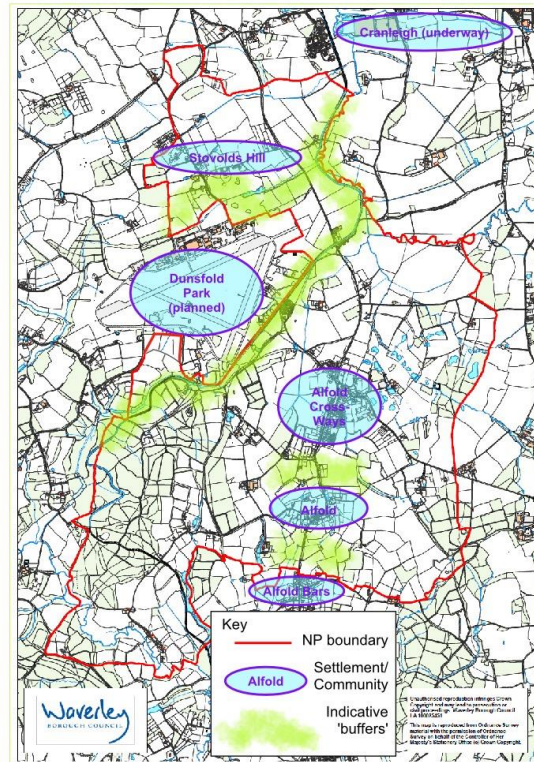
HOW WE ARE THINKING

The Plan will have an Aim to keep the rural feel of the village. One proposal to ensure this is to identify landscape buffers to prevent joining up of Alfold's dispersed communities, including in future, Dunsfold Park

One way to do this is to use the existing natural corridor of the Wey and Arun Canal as a linear buffer

The Plan will support a Dark Skies policy and work with developers to ensure that they implement only essential and suitable lighting into their developments

The Plan will support protection of the nature and biodiversity of our village



Landscape Buffers - Indicative Map



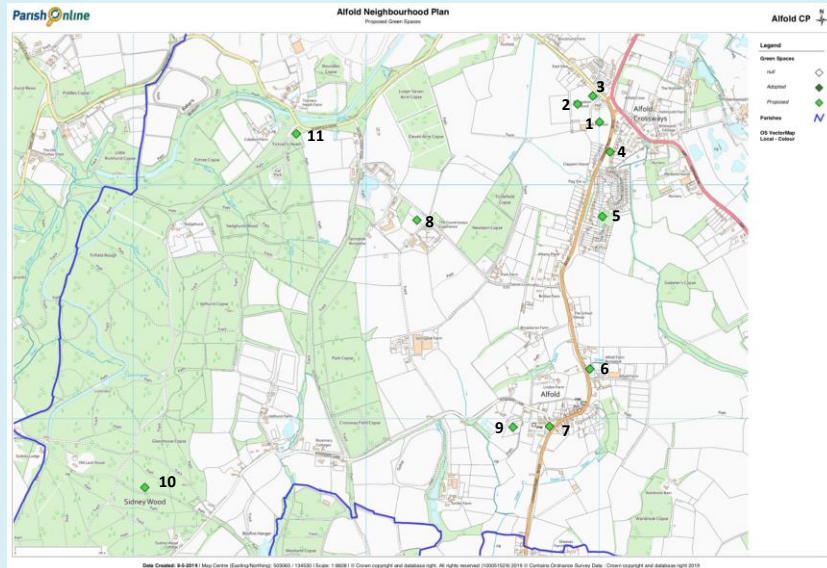
GREEN SPACES

HOW WE ARE THINKING

The Plan will seek to define all of the important green spaces and have them registered as “Local Green Spaces” in accordance with National Planning Policy

This provides significant protection against development, but proposed spaces do need to meet strict criteria

Feature Id	Location Description	Status
1	Recreation Ground	Proposed
2	Football Pitches	Proposed
3	Playground	Proposed
4	Wide verges/common land	Proposed
5	Undeveloped area of Chilton Close	Proposed
6	Jubilee Pond	Proposed
7	Village Green	Proposed
8	Care Ashore Farmland	Proposed
9	Cemetery	Proposed
10	Sidney Wood	Proposed
11	Wey-South Long Distance Footpath	Proposed



INFRASTRUCTURE HOW WE ARE THINKING

The Neighbourhood Plan cannot directly create Policies to deal with Roads, Traffic or Bus Services as these are outside the scope of the Plan.

However, we can create AIMS and OBJECTIVES to work towards when considering any new developments or improvements.

The Dunsfold Park development is committed to providing additional infrastructure to support the residents who will live there as sustainably as possible, so the Plan will seek to align with Dunsfold Park to create the best possible outcome for existing Alfold Residents.

This could include access to the Health Centre, Primary School, Retail units, public open space and community facilities proposed for Dunsfold Park, as well as integrating/improving natural habitats.

This could also include working to make sure that the bus services proposed for Dunsfold Park serve the rest of Alfold Parish equally well.

A new footpath is already committed to run between Alfold Crossways and the Compasses Gate of Dunsfold Park



COMMUNITY

HOW WE ARE THINKING

The Plan will seek to protect and enhance community facilities and assets and to leverage new facilities as Dunsfold Park is built out

The Plan will also seek to protect and enhance the Alfold Conservation Area and other Heritage assets throughout the Parish and will aim to raise awareness of these.

Dunsfold Park will continue to be the largest employment site in the area and will provide both short and long term employment opportunities for local people.

The Plan will aim to support the local economy, sustain existing businesses and agriculture and provide opportunities for new businesses to become established on suitable sites in the Parish.

Recognising existing social needs in the Parish, the Plan will aim to find opportunities to improve the quality of life, health and wellbeing of all residents of the Parish.



OBJECTIVES

Housing Opportunities

To ensure that opportunities for residential development in the Parish are managed to provide the types and styles of housing that are wanted and needed, taking into account design, energy efficiency, and affordability, with the aim of meeting the requirements of residents of all needs and ages.

Environment

To protect and enhance the Parish's rural village environment, including wildlife and biodiversity, green spaces and heritage assets within the diverse landscapes of the Parish and to protect Alfold's "dark skies"



OBJECTIVES

Infrastructure

To retain and enhance the existing provision of facilities and services and ensure appropriate new provision is made for any future developments both within the Parish and in the surrounding areas.

Sustainable Businesses

To continue to support the local economy, sustaining existing businesses and agriculture and providing opportunities for new businesses to become established on suitable sites in the Parish.

Transport

To retain and enhance sustainable transport links within, to and from the Parish.



LIST OF SITES SUBMITTED IN 2017 CALL FOR SITES

Site Name	Site Ref	Units Proposed	Notes
Springbok	1	140	Greenfield
Springbok	2	80	PDL & Greenfield
Springbok	3	30	PDL & Greenfield
Springbok	4	30	PDL & Greenfield
Springbok	5	120	Agriculture
Springbok	6	60	Greenfield
Springbok	7	100	Greenfield
Springbok	8	230	Sites 1&2 combined
Bridian Farm	9	80	Agriculture
Horders Meadow	10	12	Agriculture
Brockhurst Farm	11	23	Approved
Farnhurst Farm	12	150	Agriculture
Wildwood Entrance	13	30	Greenfield
Rear Chilton Close	14	60	App. Ongoing
S. Satchel Court Dr.	15	12	Greenfield
Little Bookers Lea	16	50	Greenfield
The Nutshell	17	40	Brownfield
Garden Centre	18	56	10 Approved
Glebelands Farm	19	?	Greenfield
Brockhurst Farm	20	5	Greenfield
Chilton Close Ext.	21	16	Greenfield
Brookfield	22	10	Greenfield
Chapel Field	23	8	Approved
Self Build Site	24	8	Greenfield
Total		1,120	

Developers submitted potential sites for over 1,100 new homes in Alfold.

AECOM found almost all to be unsuitable for development.



LIST OF PLANNING PERMISSIONS ALREADY GRANTED 2013-2019

Name	Existing Units	Additional Units	Waverley Reference
COMPLETIONS	2013-2019		
White Barn	1	7	WA/2016/0683
Dolphin Court	0	4	WA/2014/2307
Hay Barn Cottages	0	4	WA/2014/0913
Byways	0	2	WA/2014/0518
Crown Cottage	0	2	
Brockhurst Farm	1	1	WA/2015/0565
Old Stovolds Farm	0	1	WA/2015/0482/3
High Stovolds Farm	0	1	WA/2016/0019
SUB TOTAL		22	
EXISTING PERMISSIONS	2013-2019		
Sweeters Copse	0	55	WA/2017/1250
Brockhurst Farm	0	23	WA/2017/0104
Garden Centre	0	10	WA/2016/0114
Chapel Field	0	8	WA/2018/0977
Dolphin Cottage	1	3	WA/2017/0499
Alfold Farm Bungalow	1	2	WA/2017/0758
Velhurst Farm	0	2	WA/2018/1558
Old Lock House	1	1	WA/2018/1754
Farmhurst Farn Barn	0	1	PRA/2018/0029
Old Stovolds Farm	1	2	WA/2017/1445/70
High Stovolds Farm	0	2	
SUB TOTAL		109	
TOTAL		<u>131</u>	

**PLANNING PERMISSION FOR
131 HOMES GRANTED VS.
OUR MINIMUM TARGET OF
125**



HOUSING

WHAT YOU TOLD US

63% of people agree there is a need for some new housing in the village

73% of people would prefer smaller developments of less than 9 houses

Over 80% of people were against large scale developments or all development in one place

Over 90% of people were in favour of small infill developments of up to 3 homes

78% of residents do not want development on greenfield sites



HOUSING

Did we miss anything?
Please put your comments
on a “Post It” note below



COUNTRYSIDE & ENVIRONMENT WHAT YOU TOLD US

80% of residents believe that the rural character of the area is a key asset of the village

83% of residents believe they have good access to the countryside

63% of residents believe that all green spaces in the village should be protected

75% of residents are in favour of no street lighting and support a “Dark Skies” policy



COUNTRYSIDE & ENVIRONMENT

Did we miss anything?
Please put your comments
on a “Post It” note below



GREEN SPACES

WHAT YOU TOLD US

Residents have told us how much they value the countryside and green spaces in and around the village

Over 80% of residents are supportive of protecting green spaces such as these for community use:

**Rec & Sports Ground
Playground**

**Common land & wide verges
Undeveloped area of Chilton
Close**

**Jubilee Pond
Village Green**

**Care Ashore Farmland
Cemetery**

**Sidney Wood
Wey-South Footpath**



GREEN SPACES

Did we miss anything?
Please put your comments
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INFRASTRUCTURE

WHAT YOU TOLD US

The speed of traffic through the village is seen as a particular concern by over 95% of residents

Residents want to see improvements to bus services to Cranleigh, Godalming and Guildford

Over 90% of residents want to see pedestrian crossings at Alfold Crossways and in the centre of the Village

Residents asked for better footpaths

The lack of parking was highlighted and double yellow lines in certain areas were supported



INFRASTRUCTURE
Did we miss anything?
Please put your comments
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COMMUNITY

WHAT YOU TOLD US

As a village, Alfold is poorly provided with facilities. We have no school and no doctors surgery.

Residents identified the Garage and the Shop as the most used community facilities, followed by the Recreation Ground and Sports Club

37% of residents either run a business or work in Alfold

There was overwhelming support for improved phone and broadband service



COMMUNITY

Did we miss anything?
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on a “Post It” note below



Annex 2 – Presentation

VISION STATEMENT



Alfold's Vision is to remain an attractive and desirable place to live, meeting the needs of all ages in a community seeking to provide a good quality of life for all residents in a rural village environment

We want our Neighbourhood Plan to:

Sustain and shape a thriving, healthy and safe community, supported by appropriate infrastructure, including transport links and offering a range of housing and employment opportunities, maintaining heritage assets, green areas and access to the countryside

Alfold Neighbourhood Plan



Thank you for joining us this evening

This will be YOUR plan for YOUR village

Please make sure to leave your feedback on the boards – it will all be taken into account

We need people to get involved in the production of the Plan – please let us know if you are interested

Please leave your contact details so we can directly keep you up to date with progress





Who is Alfold?



Data from the 2011 Census tells us that:

We were **1059 residents** with an average age of 44.4 years. 533 men, 526 women We had **449**

occupied residences across the Parish

There were 203 detached houses or bungalows, 134 semi-detached houses, 29 terraced houses, 34 flats or apartments, 20 converted flats, 92 mobile homes or caravans

There were 304 owned or mortgaged houses, 11 in shared ownership, 76 social rented and 52 private rented

90% of households owned cars or vans

While most of us love living in a rural community, Government statistics show that **we have higher levels of social need** than most areas of Waverley



What is the Neighbourhood Plan?



It is about a community using land use and development (i.e. planning) to deliver somewhere to:



What is the Neighbourhood Plan?



The Alfold Neighbourhood Plan is a community-led planning framework for guiding the development, regeneration and conservation of our Village.

It is about the use and development of land and will contain a vision, aims and objectives, planning policies, proposals for improving the area and allocation of sites for development.

It will deal with social, economic and environmental issues such as housing, countryside, employment, heritage and transport.

Our neighbourhood plan will be part of the statutory development plan for the area. This statutory status gives the neighbourhood plan significant weight in Planning terms

We need the Neighbourhood Plan to help prevent overdevelopment, or poorly thought out development that does nothing for the Village

The Neighbourhood Plan covers the whole of the Parish apart from Dunsfold Park



Neighbourhood Plans can influence development, but not stop it



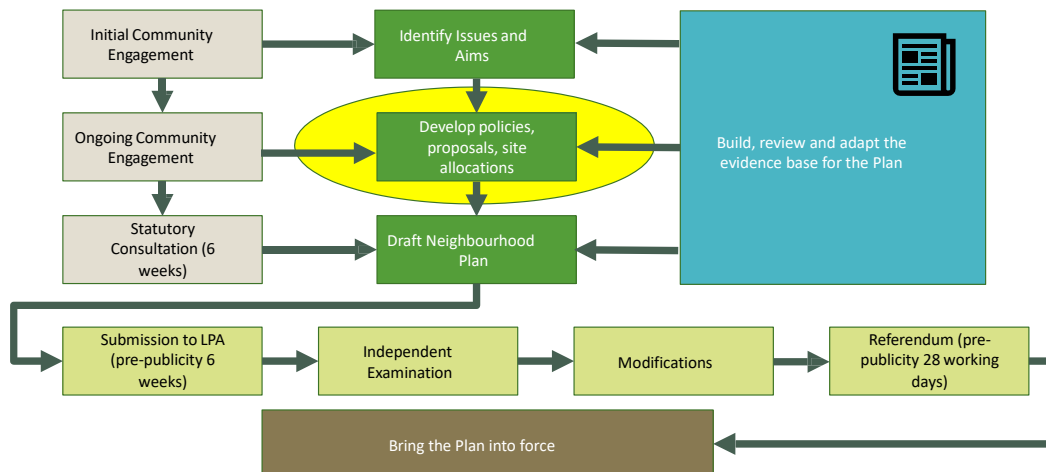
- » They **CANNOT** propose lower levels of growth, housing, etc....
 - » We are stuck with the number of 125 homes given by Waverley
 - » They **CAN** help inform, direct and shape development in the area
- » They should be community led and evidence based
- » They are subject to independent examination &

They must comply with:

- European Directives/legislation
- National Legislation (Planning & Other)
- National & Local Planning Policy



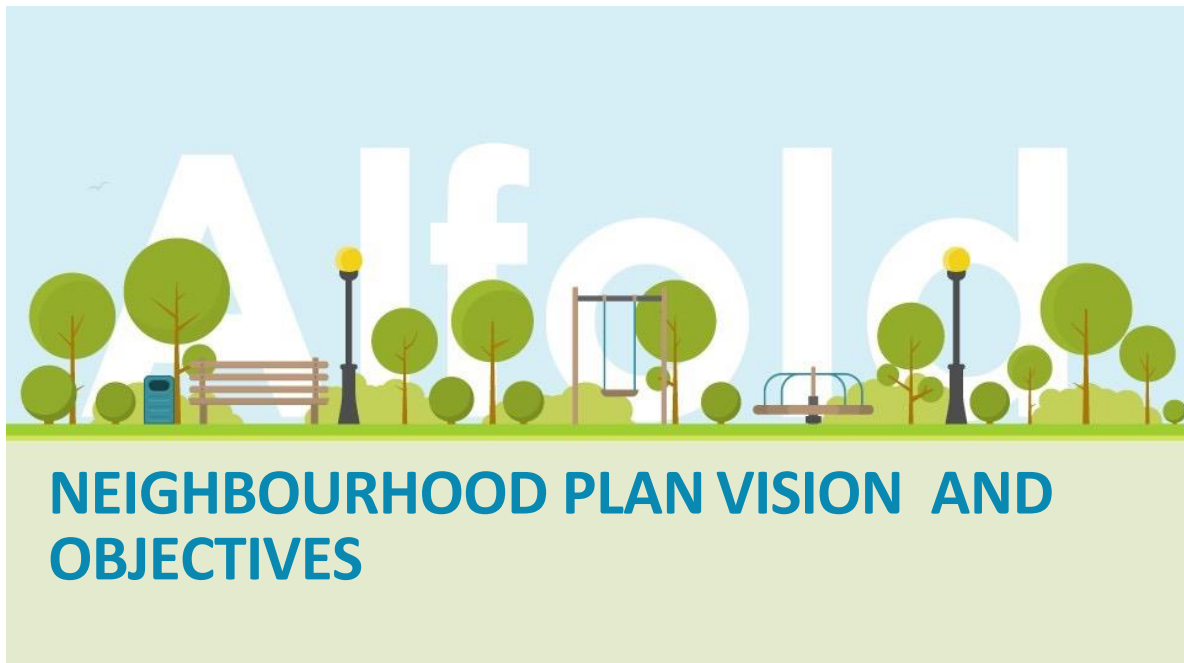
Plan Process



Plan Timelines



GETTING STARTED	Jan 2014	Formation of Neighbourhood Plan Steering Group	DONE
	Jan 2014	Regulation 5 and 6 - Neighbourhood Plan Designation Area Application	DONE
	Jun 2014	Regulation 7 - Neighbourhood Plan Designation Area	DONE
	2014-2017	No progress due to Waverley not having a Local Plan	
	Sept 2017	Parish Survey undertaken to establish priorities and to aid vision and objectives	DONE
PLAN PREPARATION	Mar 2018	First call for sites exercise	DONE
	Sept-Dec 2018	Analysis of sites by AECOM	DONE
	Mar 18-Sept 19	Preparation of evidence base	IN PROGRESS
	May 2019	Prepare baseline Environmental Statement	IN PROGRESS
	May 20th	Exhibition and consultation on sites and potential plan policies	TODAY
	June-Sept 2019	Preparation of other supporting statements SEA Scoping, draft Consultation Statement and Basic Conditions Statement	
	June-Sept 2019	Preparation of draft Neighbourhood Plan	
	Sept-Nov 2019	REGULATION 14 – Pre-Submission consultation	
BRINGING THE PLAN INTO FORCE	November 2019	REGULATION 15 - Submission of Plan	
	March - May 2020	REGULATION 16 - Publication of Plan for consultation by WDC	
	May 2020	REGULATION 18 - Publication of Examiner's Report	
	June 2020	REGULATION 19 - Decision on Plan proposal	
	June-July 2020	Referendum	



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Objectives of the Plan



Housing Opportunities: To ensure that opportunities for residential development in the Parish are managed to provide the types and styles of housing that are wanted and needed, taking into account design, energy efficiency, and affordability, with the aim of meeting the requirements of residents of all needs and ages.

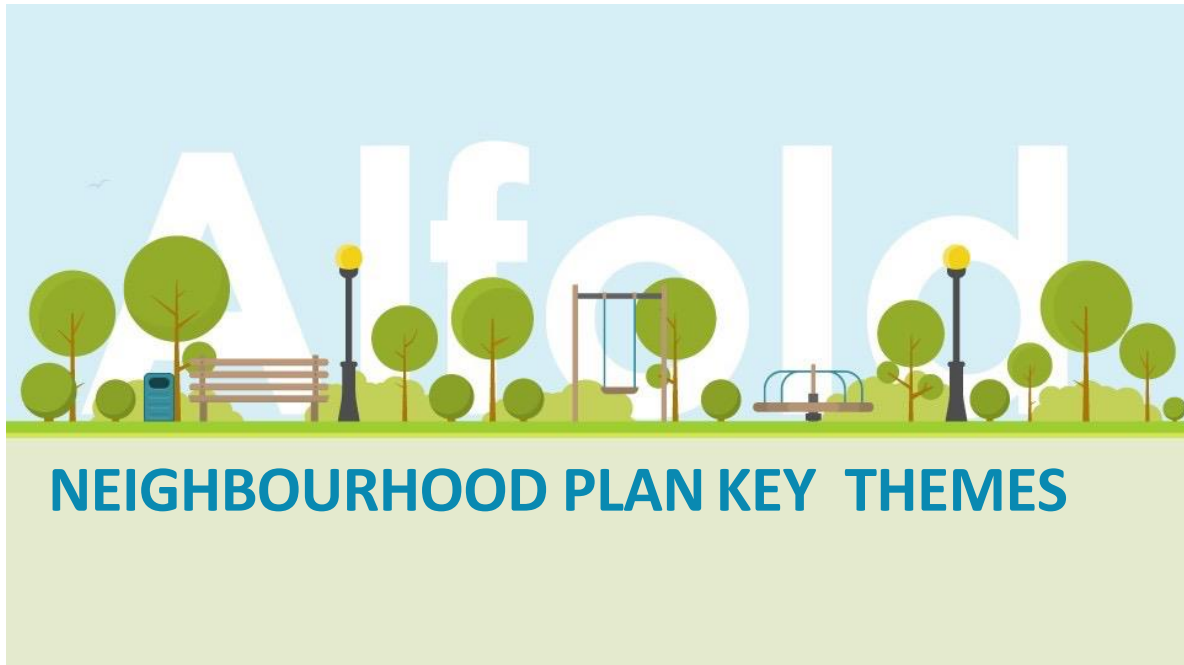
Environment: To protect and enhance the Parish's rural village environment, including wildlife and biodiversity, green spaces and heritage assets within the diverse landscapes of the Parish and to protect Alfold's "dark skies".

Infrastructure: To retain and enhance the existing provision of facilities and services and ensure appropriate new provision is made for any future developments both within the Parish and in the surrounding areas.

Sustainable Businesses: To continue to support the local economy, sustaining existing businesses and agriculture and providing opportunities for new businesses to become established on suitable sites in the Parish.

Transport: To retain and enhance sustainable transport links within, to and from the Parish.





Housing – What you told us



63% of people agreed there is a need for some new housing in the village.

73% of people would prefer smaller developments of less than 9 houses.

Over 80% of people were against large scale developments or all development in one place.

Over 90% of people were in favour of small infill developments of up to 3 homes.

78% of residents do not want development on greenfield sites.



How many? And where?



Waverley allocated a minimum of 125 new homes to be built in Alfold over the Local Plan period – 2013-32

We had a choice of letting Waverley allocate sites for building, or to do it ourselves

We chose to do it ourselves to give some degree of control. This meant that we had to do a “Call for Sites” The Call for Sites

went out in March 2018 and along with sites already proposed in Waverley’s Land

Availability Assessment in May 2018, developers put forward 24 sites for consideration, with a total potential yield of over 1,100 homes.

All 24 sites had to be assessed on planning merit as whether or not they were suitable for development

To avoid any potential bias, the Steering Group opted to have a third party consultant – AECOM do the work. The work was funded by locality.org

AECOM reviewed all the sites and rated them accordingly. Document is on APC website

During this process, two of the larger sites (Sweeters Copse and Brockhurst Farm) were granted permission

Sites put forward for consideration



Site Name	Units Proposed	Notes	Site Name	Units Proposed	Notes
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Housing Policy Recommendations



The Plan will not allocate any major sites for housing development as planning permissions already granted have exceeded the number of 125 homes required by Waverley

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Countryside & Environment



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83% of residents believe they have good access to the countryside.

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Infrastructure



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This could include access to the Health Centre, Primary School, Retail units, public open space and community facilities and other infrastructure proposed for Dunsfold Park.

This could also include working to make sure that the bus services proposed for Dunsfold Park serve the rest of Alfold Parish equally well.

A new footpath is already committed to run between Alfold Crossways and the Compasses Gate of Dunsfold Park. BT Fibre to the Home broadband is now available to almost all of the Parish

Infrastructure



The speed of traffic through the village is seen as a particular concern by over 95% of residents

Residents want to see improvements to bus services to Cranleigh, Godalming and Guildford.

Over 90% of residents want to see pedestrian crossings at Alfold Crossways and in the centre of the Village.

Residents asked for better footpaths.

The lack of parking was highlighted and double yellow lines in certain areas were supported.

There was overwhelming support for improved phone and broadband service.



Community



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Residents identified the Garage and the Shop as the most used community facilities, followed by the Recreation Ground and Sports Club.

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Community



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The Plan will also seek to protect and enhance the Alfold Conservation Area and other Heritage assets throughout the Parish and will aim to raise awareness of these.

The Plan will seek to engage at all levels with Care Ashore and support the good work of this valuable Charity

Dunsfold Park will continue to be the largest employment site in the area and will provide both short and long term employment opportunities for local people.

The Plan will aim to support the local economy, sustain existing businesses and agriculture and provide opportunities for new businesses to become established on suitable sites in the Parish.

Recognising existing social needs in the Parish, the Plan will aim to find opportunities to improve the quality of life, health and wellbeing of all residents of the Parish.



What's next?



This meeting is part of an ongoing series of public consultation events that will take place as the Plan progresses

Feedback from this event will directly shape the Policies, Aims and Objectives of the Plan

Remember this is your Plan and if you don't make your views and opinions known we can't take them into account

The Neighbourhood Plan cannot deal with all the issues that we face as a community, but it can certainly help with some of the big ones!

Interested? Then get involved!



The Neighbourhood Plan needs committed, enthusiastic residents to help make it happen. Can you help?

Do you have any specific skills or simply a general interest? We want you involved!

Alfold Neighbourhood Plan

Find us on 
Alfold Parish Council Website

<http://www.alfold.org>

email

clerk@alfoldparishcouncil.co.uk





The Draft Plan is submitted for examination to an independent Inspector who:

Checks that it meets the basic conditions:

- Conformity with EU and UK law
- Conformity with the NPPF and local policy
- Contributes to sustainable development

Recommends:

- Whether it's put to referendum
- Who is included in the vote



Finally, there is a local referendum



- Completed plans are referred to a local vote
- Plans with more than 50% YES vote are 'made'
- The referendum can include voters from a greater area than that of the plan and businesses where appropriate
- The 50% number is based on those who vote – not those who live or work in the area



Annex 3 – Written Feedback

<u>Item</u>	<u>Response</u>
Green Spaces	<p>What are the "strict criteria" that need to be met?</p> <p>Isn't No 8 in private ownership? Has the landowner provided permission?</p> <p>Linking Bridleways, byways and footpaths safely</p> <p>Bridleways?</p> <p>Playgrounds more spread throughout the village</p> <p>For wildlife, all greenspace is essential. Any kind of green - verges, woodland, scrub etc...</p> <p>Yes - you've missed me out of your map (White Lea, RH12 3BG)</p> <p>No. 5 - want it as protected green space - park or kids playground. (I live next door)</p>
Countryside & Environment	<p>I like the idea of buffer - the bigger the better</p> <p>How big is a buffer?</p>



Housing

Whose responsibility will it be to look after and maintain buffers?

Definitely need buffers!!

Def need the buffers - could they be bigger?

All developers should be required to provide ecological surveys

Where will the wildlife live (from Alfold Children)

Alfold Bars is not a settlement. "Settlement" is a technical planning term. Alfold Bars is classed as countryside for planning

All developers to be required to enhance ecology and wildlife.

This is supporting government policy

Will there be a limit to the number of "small new developments"? i.e. what is to stop one developer re-applying for 4-9 houses on the same site after an application has been granted - gradual encroachment

Site 10 - Horders Meadow. Alfold Bars is not recognised as a settlement within Loxwood Parish. It has no settlement boundary and as such development should be limited to windfall - six houses or less. Public transport consists of one bus to Guildford Monday to Friday. i.e Guildford 2 hours _one bus to Worthing (2 hours) 2 days per week

Public Transport. Medical Centre. Road Calming & Safety

Would Mr. Trafford like the extra 80 houses built in Tisman's Common?

Traffic Calming. 30mph limit.

Where will all the water come from to supply all these new houses?

How affordable is affordable?

Can existing roads cope with all extra traffic? (i.e. A281) People going to Guildford /Horsham

Will the NP take into account the Standard Methodology? Plan needs to be flexible.

We need to be building on brownfield as much as possible

Public Transport, Roads, Services - schools, doctors

Traffic! Traffic! Traffic! Slow it down!

Traffic!

Flooding?

Garden Centre Site. It's brownfield. Innovative design submitted. Will fit in with new hotel at Golf Club. Need to control traffic flow in and out of site.

Community Self Build?



Infrastructure

Yellow Lines!

School bus to Loxwood School

Solar powered speed signs! In ALL of the other villages.

The plan must include roads, traffic and public transport proposals. The existing routes (A281) are already congested.

New building will only make it worse.

A281 definitely needs crossing places.

Get speed limit down to 30 mph

30mph speed limit & traffic calming

Travel time to town through A281 has doubled in last 2 years.

How does this make possible to support work?

Need footpath to the Titch

Community Café

Travel to Guildford & Horsham dreadful - only going to get worse.

Sewerage disposal will need improving

Traffic calming - currently dangerous speeds

Rural business space

Regular small bus service

How do we get a railway back?

Business units = small businesses

Community

Water pressure is awful

So is the power

Is shop a registered community asset?

Is the Titch a registered community asset?

With the unsuitable utility support, how will they cope with additional pressures?

No catchment area for school. What would happen to Alfold children once all the new developments are built?

Closure of existing businesses, e.g. pub, garden centre, paddocks to be replaced by housing without community

