



Chiddingfold Neighbourhood Plan (2013 – 2032)

MAY 2021



In Memory of Tim Forrest
Chiddingfold Parish Councillor 2007 – 2019

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- B. Chiddingfold Neighbourhood Plan Design Guide
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Background Documents:

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1. Introduction

Overview

- 1.1 This Neighbourhood Plan is prepared by Chiddingfold Parish Council (“CPC”) and guides the sustainable development of Chiddingfold Parish (“the Parish”) to 2032.
- 1.2 The Neighbourhood Plan performs two functions, primarily acting as a formal planning policy document, but also acting as a general community strategy setting out the ambitions for the enhancement of the Parish up to 2032.
- 1.5 The current Waverley Borough Development Plan is composed of the 2018 Waverley Local Plan Part 1 (“LPP1”) (Strategic Policies and Sites) and a small number of ‘saved’ Waverley Borough Local Plan 2002 policies. A Local Plan Part 2 (Site Allocations and Development Management Policies) (“LPP2”) is currently being prepared by WBC and will replace the saved Local Plan 2002 policies in due course.

What is a Neighbourhood Plan?

- 1.3 A Neighbourhood Development Plan, commonly shortened to Neighbourhood Plan, is a statutory planning policy document. It is prepared by a local community and enables them to shape future development within their neighbourhood area, having regard to growth targets set by local planning authorities.
- 1.4 Neighbourhood Plans form part of the Development Plan, alongside Development Plan Documents prepared by the Local Planning Authority, which, for the Parish is Waverley Borough Council (“WBC”).
- 1.6 Future development within the Parish will be assessed against the planning policies contained within this Neighbourhood Plan, as well as the Waverley Local Plan documents.
- 1.7 The Chiddingfold Neighbourhood Plan has been examined by an examiner appointed by WBC, who concluded that the Regulation 15 version of the Neighbourhood Plan (subject to some modifications incorporated within this plan) met the basic conditions.
- 1.8 The policies in this Neighbourhood Plan are based on robust evidence and have regard to the wider planning context.

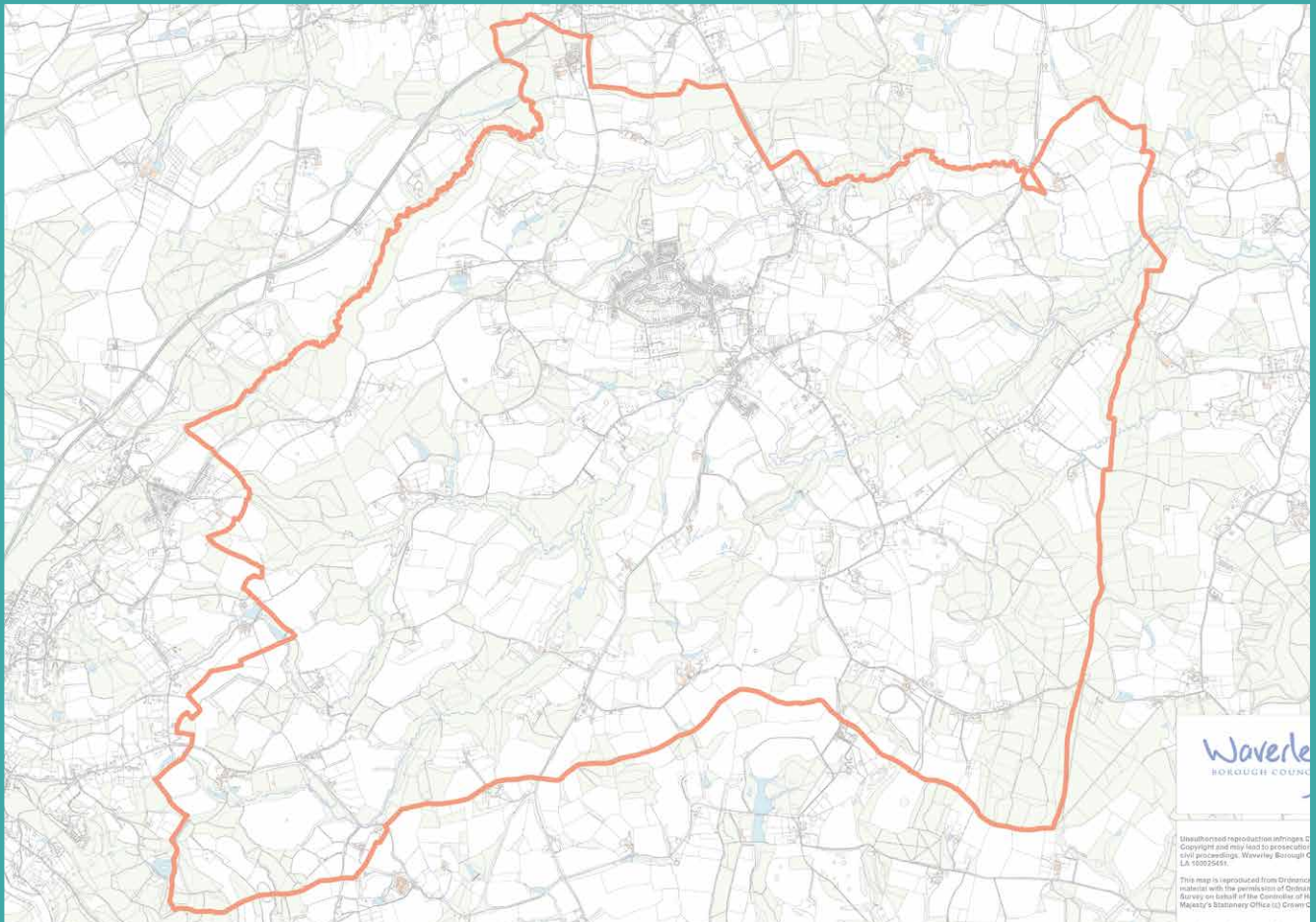


Figure 1.1: Chiddingfold Neighbourhood Plan Boundary

Key Facts

- 1.9 The Chiddingfold Neighbourhood Plan is prepared in accordance with The Localism Act 2011 and The Neighbourhood Planning (General) Regulations 2012. WBC formally designated the Chiddingfold Neighbourhood Plan Area on 3rd June 2014.
- 1.10 In accordance with the Waverley LPP1, which sets the strategic direction, the Neighbourhood Plan has an evidence base date of 2013 and will run to 2032.
- 1.11 A 'made' Neighbourhood Plan, entitles CPC to an increased share, amounting to 25% of money collected by WBC through the Community Infrastructure Levy. The levy is payable by developers on many forms of new development and can be used by CPC for infrastructure projects needed as a result of development in the Parish.

Community Engagement and Consultation

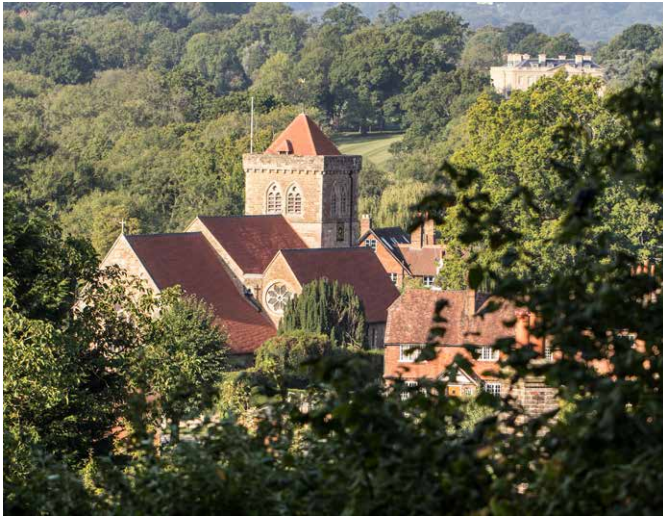
1.12 There have been seven rounds of community consultation (including the statutory Regulation 14 and Regulation 16 consultations), testing a number of key local issues such as design and potential sites for new housing.

1.14 In addition, the Neighbourhood Plan is supported by a Proposals Map (**Supporting Document A**), which includes all land designations and allocations relevant to the policies of the Neighbourhood Plan.

How to read this Neighbourhood Plan

1.13 The Chiddingfold Neighbourhood Plan is divided into twelve chapters. The next two chapters provide useful context to the Neighbourhood Plan, introducing the Parish and setting out the planning policy framework relevant to the Neighbourhood Plan. Following this is a chapter setting out the overall vision, key planning principles and the key policy guiding the Neighbourhood Plan. The remaining chapters provide objectives and policies relating to the following key themes:

- Housing
- Built Environment and Heritage Conservation
- Traffic, Transport and Parking
- Employment and Business
- Recreation and Leisure
- Natural Environment
- Infrastructure
- Delivery



2. A Portrait of Chiddingfold

Overview

- 2.1 The Chiddingfold Neighbourhood Plan Area is located in Waverley Borough in Surrey, South East England. The Parish of Chiddingfold covers one of the largest areas of any parish in Surrey, measuring approximately 2,800 hectares (10.8 square miles). The Parish is predominantly rural and most residents live in Chiddingfold Village (“the Village”), which includes a Conservation Area and a number of Listed Buildings.
- 2.2 The location of the Parish within the Surrey Hills Area of Outstanding Natural Beauty (“AONB”) and its historic development contribute to its charm. Central to this is the small C16th hamlet at the heart of Chiddingfold Village, which retains its original unspoilt setting. This area is designated a Conservation Area and includes the Cricket Ground and The Green, contributing to a beautiful landscape. Surrounding areas in the Parish also include a number of attractive, historic buildings.
- 2.3 The Parish is steeped in history. The recovery of flints from the Middle Stone Age show the presence of man in the area from 4000 BC. The Britons and Celts gradually moved south making clearings alongside streams and the names given to these early settlements are still in

use at Okelands and Mesels. These early settlers lived in wattle and daub houses, farmed, made charcoal and smelted iron. In 1883 at Whitebeach a Roman building dating from 250AD was discovered and recorded. The name Chiddingfold comes from the Saxon period meaning enclosure of the descendants of the Ceadingas.

- 2.4 The rural character is maintained in particular due to designations covering all or part of the area, including the Surrey Hills AONB, Ancient Woodlands and the Metropolitan Green Belt of London.

Population and People

- 2.5 At the time of the 2011 Census, the population of Chiddingfold was 2,960. Between 2001 and 2011 the population grew by 2.7% (78 people). Over the 100 years from 1911 to 2011, the population of Chiddingfold increased from 2,175 to 2,960, an increase of 36%.
- 2.6 Figure 2.1 shows the population age breakdown of Chiddingfold in comparison with Waverley Borough and the South East. This shows that the population is broadly similar to the larger areas, but there is a noticeably lesser percentage of residents aged 18-29 when compared to the South East.
- 2.7 Figure 2.2 shows the change in population by percentage of age group from 2001 to 2011. This clearly shows that the population has aged over the ten-year period, with a clear

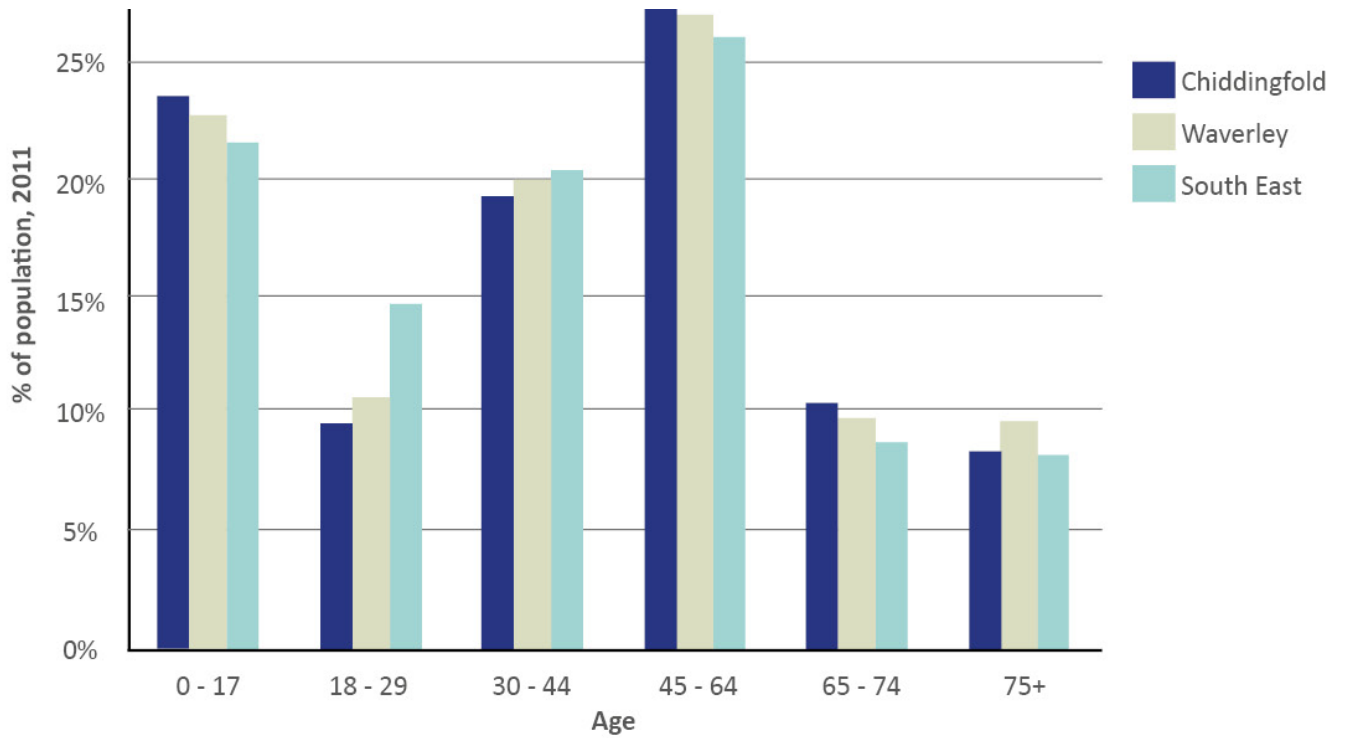


Figure 2.1: Population age breakdown, 2011 Census

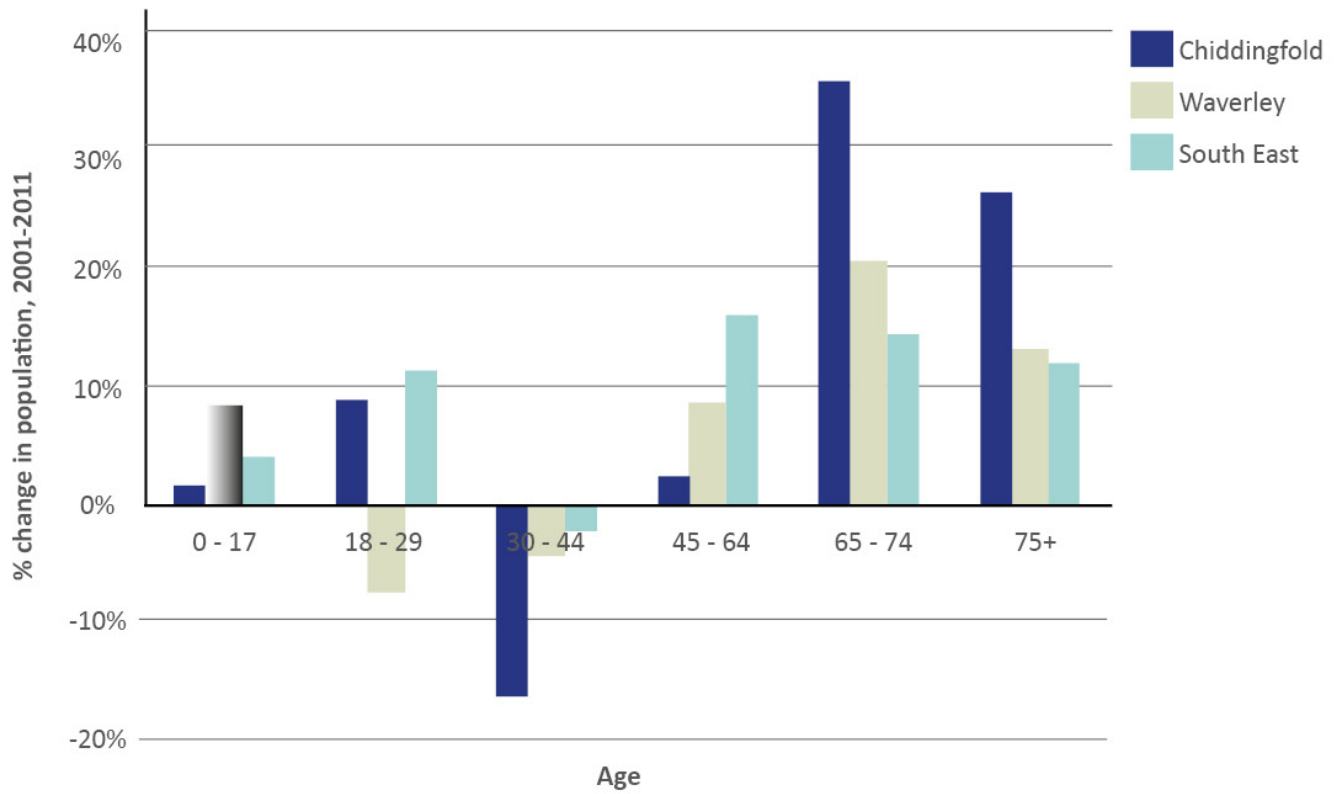


Figure 2.2: Population change, 2001-2011 (Census)

drop in those aged 30-44 and a large growth in those aged 65-74 and 75+. However, it is also worth noting that there was a growth in 18-29 year olds living in the Parish.

- 2.8 In general, Chiddingfold has a low amount of deprivation, falling within the 10% least deprived areas in the country. Health of residents is good, employment levels are high, residents are well-skilled and have good qualification levels, and crime is low.

Housing

- 2.9 The majority of residential properties in Chiddingfold Village are located to the north-west of the historic centre. These properties were generally built in the C19th and C20th and reflect a mixture of styles, often based on popular styles of development at the time of construction. Collectively, properties in the Village comprise around 60% of those in the Parish. The remainder are in the surrounding rural area ranging from large mansions to small agricultural workers' cottages. There are three main clusters of rural properties, one to the east of the historic centre along Fisher Lane and High Street Green, one to the south along the A283 to the Sussex Border and the third to the west along Prestwick Lane, Sleepy Hollow and West End Lane.

- 2.10 Although the population of the Parish only increased by 36% between 1911 and 2011, the number of homes has increased more significantly, with a 129% increase in the number of homes (from 489 to 1,119). This may be due to a reduction in the average household size, with fewer family members living in each home.
- 2.11 Chiddingfold contains many traditional homes as well as a small number of more modern developments. There is a predominance of large properties and, owing to this factor plus its attractiveness and accessibility, house prices in the Parish are considerably higher than the national average. There is a limited supply of affordable housing in Chiddingfold and specialist housing such as for later living (over 55's). The need for each of these types of home is increasing.
- 2.12 Since 1961, several private housing estates have been built, totalling 188 new properties. A further 3 to 4 houses have been built every year infilling gaps in the settlement. In addition, 12 new Council properties were built at Woodside Flats and 12 affordable homes have been built by English Rural Housing Association. In total this has resulted in 351 new homes being created over the last 50 years, an average of 7 per year.

Employment

2.13 According to the 2011 Census, 71% of the population of employment age in Chiddingfold are economically active. Of these, 70% were employed, and 25% were self-employed. Of those in employment, 13% indicated that they work largely from home, with a similar number indicating that they commute by train. The vast majority of the remainder stated that they drive to work.

2.14 At the time of the 2011 Census the main sector of employment for residents was in retail and wholesale, closely followed by professional, scientific & technical activities, then education, health, information & communication administration, arts & media and financial services. Only 20 people worked in agriculture, a major change from the position 100 years before. Further, there are several large disused farm buildings in the area, which became surplus to requirements due to a movement from dairy farming towards less intensive forms of farming, such as arable or sheep farming.

2.15 Local employment in the Parish mainly centres around its shops, hotels and restaurants. In addition, there is some light manufacturing and car repair workshops in two industrial sites, based on the sites of the two old stick factories to the north-west of the Parish near



Witley station and to the south-east along Fisher Lane. These two industrial estates are both fully occupied and have waiting lists. However the one along Fisher Lane is limited at present by extremely poor broadband facilities. There is no office accommodation in the Parish but there are some converted open buildings used for display and design work.

Retail

- 2.16 There are two convenience stores in the Village, with a third in the petrol station to the south of the Village. Although there are no banks in Chiddingfold, banking facilities are available in the Post Office. The Village also has a butchers, chemist, hairdressers and a blacksmith.
- 2.17 In addition, there are two inns offering accommodation, a pub, a tea room and the Mulberry pub/restaurant. On the road to Haslemere there is a substantial hotel, The Lythe Hill Hotel, with 44 rooms, and several restaurants.

Transport

- 2.18 The main road through the Parish is the A283 (Petworth Road). This connects to Petworth (south) and Milford (north). Larger towns such as Godalming, Haslemere, Guildford and Farnham are within a close

distance. Chiddingfold is around 35 miles south-west of central London. The nearest train station is just outside of the Parish to the north, in Witley, which is around a five minute drive from the centre of Chiddingfold Village. The main bus service in Chiddingfold is the 71 route, which runs from Guildford to Haslemere via Godalming.

Leisure, Community Facilities and Social Infrastructure

- 2.19 There are a number of leisure and community venues in Chiddingfold, including the Village Hall, St Mary's Church and Church Room, and Combe Common Recreation Ground. Sports clubs and societies include the Football Club, Cricket Club, Golf Club, Pony Club, Community Cinema and Horticultural Society.
- 2.20 In terms of social infrastructure, the only school in the Neighbourhood Plan Area is St Mary's C of E Primary School. In addition, there are nurseries including Chiddingfold Village Nursery and Barn Kids. Children travel outside of the Neighbourhood Plan Area for secondary and further education. The Chiddingfold Surgery provides GP services to residents, with the nearest hospitals in Haslemere and Guildford. The Parish has a Post Office and The Chiddingfold Archive, which records local history.



Environment and Sustainability

2.21 In addition to being an historic settlement, Chiddingfold also has an historic agricultural landscape. The picturesque appearance of the area is recognised by the designation of a large area of its land as part of the Surrey Hills AONB and much of the land outside of this area is designated as an Area of Great Landscape Value (“AGLV”), a slightly reduced designation. The Parish is also mostly in the Green Belt, which assists with the protection of undeveloped land.

2.22 The rural parts of the Parish include a noteworthy amount of woodland, some of which is designated as Ancient Woodland. The area contains biodiverse habitats and is within the buffer zone of the Wealden Heaths Special Protection Area (SPA), an area designated by the EU in order to protect wild birds.

2.23 Further information is provided within the Strategic Environmental Assessment and Habitat Regulations Assessment.

2.24 Chiddingfold Village is an historic settlement centred around The Green, a traditional village green. It includes a number of Listed Buildings, including the Grade I C13th St Mary’s Church and the Grade II* Crown Inn, both located

at The Green, in the heart of the Village. This historic centre is designated as a Conservation Area, reflecting its importance as an historic area within the Parish.

2.25 As a reasonably wealthy village due to its iron smelting and glassworks past, and the desirability of its surroundings, most houses are of a good standard that have stood the test of time. Many C16th houses were later updated in the contemporary period style, be it Queen Ann, Georgian or Victorian, and the many houses built in the C19th & C20th have followed this pattern. There is thus no predominant style, although tile hanging predominates through each century.

2.26 Further information on the heritage and design of the Parish is contained in the Chiddingfold Neighbourhood Plan Design Guide (**Supporting Document B**).





3. Planning Policy Context

- 3.1 The planning policy framework in England comprises three spatial tiers at national, local and neighbourhood level. The expectation is that with each tier the level of specific detail should increase.
- 3.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires decisions on planning applications to be made in accordance with the Development Plan, unless other material considerations indicate otherwise. The Development Plan comprises Waverley Local Plan 2002 and the LPP1, and now also includes the Chiddingfold Neighbourhood Plan.
- 3.3 National Policy does not form part of the Development Plan, but is an important material consideration that sets a template for the preparation of Development Plan Documents.
- 3.4 In addition, WBC may prepare guidance documents that expand on the intention of Development Plan Policies. Technically, these do not form part of the Development Plan, but are relevant other material considerations to the determination of planning applications. Guidance issued by other bodies such as Natural England or Historic England is also a material consideration.
- 3.5 Local Planning Authorities are expected to regularly review and update Development Plan Documents. Therefore, at any given time it is likely that there will be a number of “emerging” documents. Local Planning Authorities are able to afford emerging documents some weight in decision making prior to adoption, in-line with the provisions of Paragraph 48 of the National Planning Policy Framework (“NPPF”).
- 3.6 Table 3.1 sets out the current and emerging Development Plan Documents and most relevant other material considerations in relation to the Parish.

Development Plan Documents (including emerging documents).

National Planning Policy and Guidance

| Title | Purpose of the document | Date of adoption |
|--|---|---|
| National Planning Policy Framework (NPPF) | The NPPF is the overarching planning policy framework in England. It sets out a broad agenda for decision taking and plan making. | Adopted in 2019 (a second version, following the first edition in 2012) |
| National Planning Practice Guidance (NPPG) | NPPG supports the NPPF with more detailed guidance, responding frequently to developments in the planning system. | The Government frequently updates the NPPG. |

Local – Waverley Borough Council Planning Policy and Guidance

| Title | Purpose of the document | Date of adoption |
|--|---|------------------------------|
| Local Plan Part 1 | The Local Plan Part 1 sets Waverley's strategy for the Borough, including addressing matters such as housing growth targets, major site allocations and Green Belt policy. | February 2018 |
| Waverley Borough Local Plan (saved policies) | The Borough Local Plan was adopted as a singular Local Plan. However, over time and since the Local Plan Part 1 was adopted most policies have been withdrawn, save a small number of development management policies. These will be deleted once the Local Plan Part 2 (below) is adopted. | 2002, saved policies 2007 |
| Emerging Local Plan Part 2 | The Local Plan Part 2 will support the Local Plan Part 1 with a suite of development management policies and site allocations. | Emerging document. |
| Local Guidance Documents | These documents address specific aspects of the planning system and include: <ul style="list-style-type: none"> Waverley Cycling Plan; Planning Infrastructure Contributions; Residential Extensions; and Shopfront Design Guide. | 2005 2008 2010 2016 |

Neighbourhood – Chiddingfold Neighbourhood Plan and Guidance

| Title | Purpose of the document | Date of adoption |
|---|--|--|
| Chiddingfold Neighbourhood Plan (this document) | <p>To add distinct local policies to the existing policies of the Development Plan.</p> <p>The Proposals Map (Supporting Document A) is also part of the Neighbourhood Plan and simply collates spatial policies onto one diagram.</p> | Made July 2021 |
| Chiddingfold Neighbourhood Plan Design Guide (Supporting Document B) | The Design Guide is a relevant other material consideration that adds detail to a number of the policies contained in this Neighbourhood Plan. | Supports the Chiddingfold Neighbourhood Plan |
| Sites 6 and 7 Illustrative Masterplan and Design Guidelines (prepared by AECOM) (Supporting Document C) | This Document specifically relates to the site allocation at Sites 6 and 7 only, and is a material consideration to the development of a Masterplan at that combined site. | Supports the Chiddingfold Neighbourhood Plan |

3.7 The Neighbourhood Plan is prepared in general conformity with the strategic policies contained within the Waverley LPP1 and national planning policy. Due to the delays with the emerging LPP2 and the uncertainty of its anticipated adoption date, the Neighbourhood Plan incorporates a number of LPP2 emerging policies, albeit supplemented with some additional details to ensure that they are specific to the Parish, in order to make them part of the adopted Development Plan sooner.

4. Overall Vision, Planning Principles and the Key Policy

Overview

- 4.1 The Overall Vision of the Neighbourhood Plan captures the community's view of how Chiddingfold should be as a place to live and work up to 2032. It sets a broad framework for the planning principles, topic-specific objectives and planning policies that comprise the remainder of the Neighbourhood Plan. The Overall Vision is:

"Chiddingfold will retain its character as a typical Wealden village set in attractive, living countryside that provides its community with the facilities and homes that it needs for thriving, sustainable C21st living".

Overarching Objectives

- 4.2 To guide the delivery of the Overall Vision, the following planning principles are proposed:

- OO1 To identify an appropriate amount of land within the Parish for the development of new housing to meet the target set in the Waverley LPP1, with the intention of delivering homes that would meet the need identified within the existing community, including for affordable housing;
- OO2 To ensure that new residential developments are carefully integrated into the community through high-quality design and easy access to amenities, protecting the quality of life of new and existing residents;
- OO3 To require that the design of developments maintains the essential character of the Parish and protects our historic assets;
- OO4 To enable and encourage our key amenities, including shops, places to eat and drink, the primary school and nurseries, green spaces and healthcare facilities, as well as utilities infrastructure, to successfully accommodate the needs of a growing population;
- OO5 To prioritise the protection of our most valuable natural assets,

including protected habitats, valuable trees and watercourses;

006 To maintain the rural nature of the Parish, with the Green Belt and important agricultural land protected; and

007 To support CPC's role in the determination of planning applications, ensuring the community's views, as shown in the Neighbourhood Plan, are made clear to WBC.



4.3 In order to meet the housing target set by the Waverley LPP1 it is necessary to release a small amount of land from the Green Belt within the Parish. This is because the small area of land not in the Green Belt, as set in the Waverley LPP1, is essentially completely full of built development already, save for gardens and a few precious green spaces that should not be developed.

4.4 A major criterion for the site assessment, through which the allocations in this plan were identified, is that the site must be within 100m of the existing settlement boundary (to minimise landscape harm and to ensure that new development is sustainably located) and that it should have a minimal impact on the setting of the Village and the surrounding landscape, including the Surrey Hills AONB.

KP1 – Settlement Boundaries and Green Belt

The two settlement boundaries in the Parish are detailed at Figure 4.1.

Development proposals within the settlement boundaries, except where the settlement boundary is washed over by the Green Belt, are acceptable in principle, subject to compliance with other policies in the Development Plan.

Within all Green Belt land, the construction of new buildings is regarded as inappropriate, other than in accordance with the exceptions outlined by the NPPF, including limited infilling within the settlement boundary, which is washed over as Green Belt. In accordance with the NPPF, very special circumstances need to be demonstrated for any inappropriate development in the Green Belt to be supported.

Extensions to existing buildings that would increase floorspace by 40% or more over the original building, as it existed on 31st December 1968 or as originally built, if built later, will normally be considered disproportionate.

Replacement buildings which have a floorspace of 10% or greater than the building being replaced will normally be considered materially larger.

- 4.5 The settlement boundaries for Chiddingfold were previously defined by the Local Plan 2002. LPP1 (2018) removed the northern part of the Village from the Green Belt and identified broad areas beyond the settlement boundaries for potential removal from the Green Belt to meet development needs.
- 4.6 The Chiddingfold Neighbourhood Plan amends the adopted settlement boundaries, as detailed by the Waverley Local Plan 2002, as follows:
- the inclusion of site allocations set out in Chapter 5 of this Neighbourhood Plan; and
 - minor adjustments to both settlement boundaries, which are intended to more accurately represent the extent of each built up area, including where development has taken place since the adoption of the Waverley LPP1.
- 4.7 Policy KP1 is consistent with national policy in relation to the Green Belt and is prepared to be in accordance with the adopted Waverley Local Plan policies.

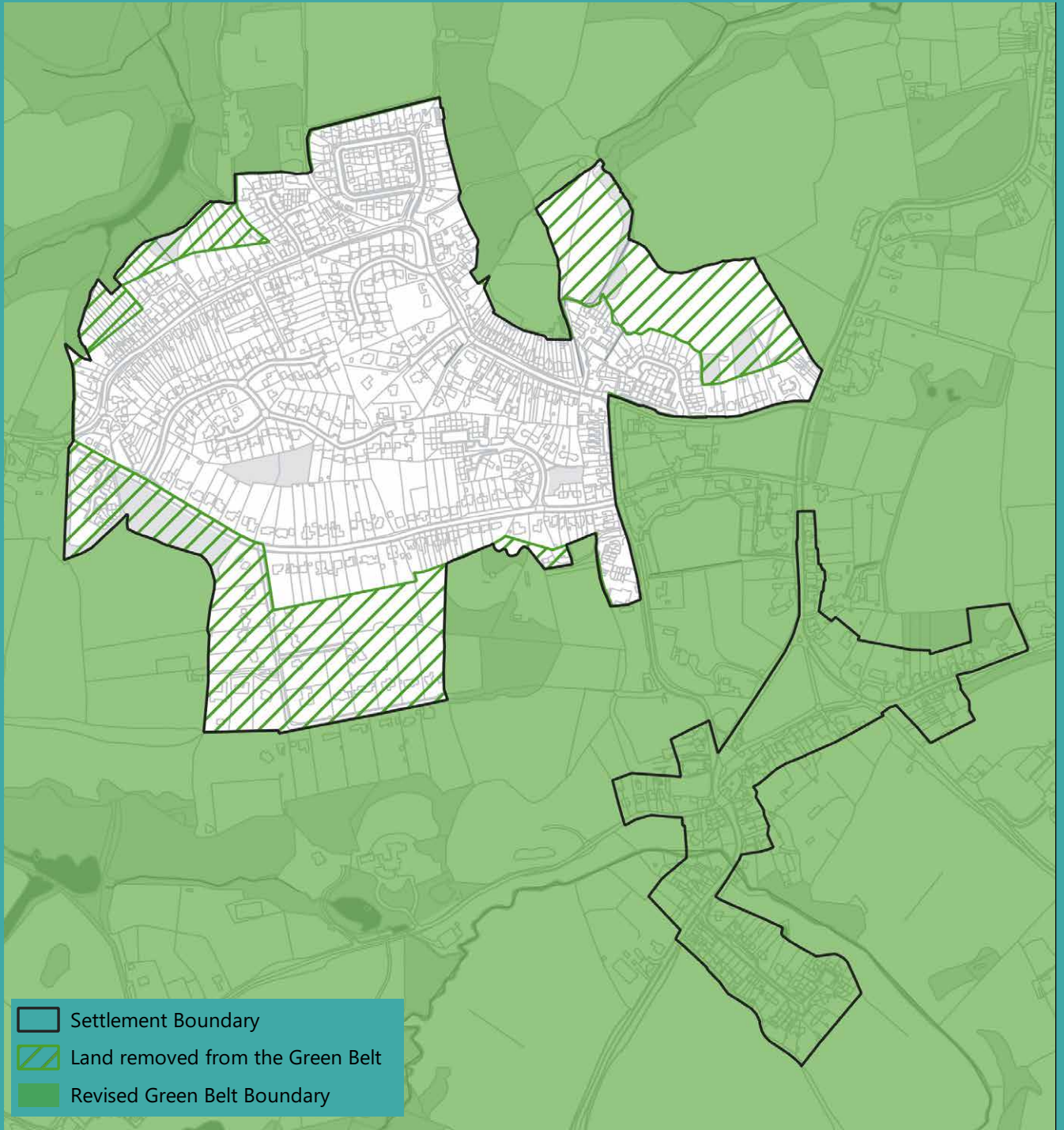


Figure 4.1. Revised Green Belt Settlement Boundary

5. Housing

Overview

5.1 The Waverley LPP1 identifies Chiddingfold as a “larger village”, meaning that it is capable of “moderate development in and around the village” (Policy SP2). On this basis it sets a housing target of 130 dwellings to be delivered within the Parish between 2013 and 2032. The draft version of the Waverley LPP1 set a housing target of 100 dwellings for Chiddingfold, however in light of WBC agreeing to accommodate some of Woking’s unmet needs, the housing target for Chiddingfold was increased.

5.2 A very tightly drawn Settlement Boundary was included in Waverley’s 2002 Local Plan, but by 2017 virtually all of the land within the Settlement Boundary had been built on. Further, many of the smaller 2 or 3 bedroomed properties had additional bedrooms and living space built on.

5.3 By virtue of this, in order to meet Chiddingfold’s housing target in full, land currently in the Green Belt, and which also forms part of the Surrey Hills AONB, will need to be allocated to provide some new housing.

5.4 At the 2011 census, Chiddingfold had a population of 2,960 people living in 1,119 households. An analysis of demographic data (2011 Census) and the local housing market (Housing Needs Assessment) reveals:

- 18.9% of the total population is over the age of 65;
- 13.1% of the population are under the age of 10;
- Chiddingfold’s existing housing stock comprises predominantly larger properties, with 44% of houses being 4+ bedroom (14% have 5+ bedrooms);
- there is a shortage of smaller properties, with only 20% of the existing housing stock comprising 1 or 2 bedroom properties (in comparison to 35% within Surrey as a whole); and
- there is an acute shortage of reasonably priced smaller homes for local people to buy or rent.



Community Feedback

- 5.5 Throughout the Neighbourhood Planning process, the local community has increasingly recognised and supported the need for additional housing, especially smaller more affordable homes for younger people wishing to either return or stay in the Village. Of the 320 members of the public responding to the preview of the draft Neighbourhood Plan in January 2019, 87.5% supported the maximisation of smaller affordable homes.
- 5.6 Residents have consistently stated that new housing should be of a high standard of design, energy efficient, minimise the impact upon the local environment and reflect the local vernacular style.



Housing Objectives

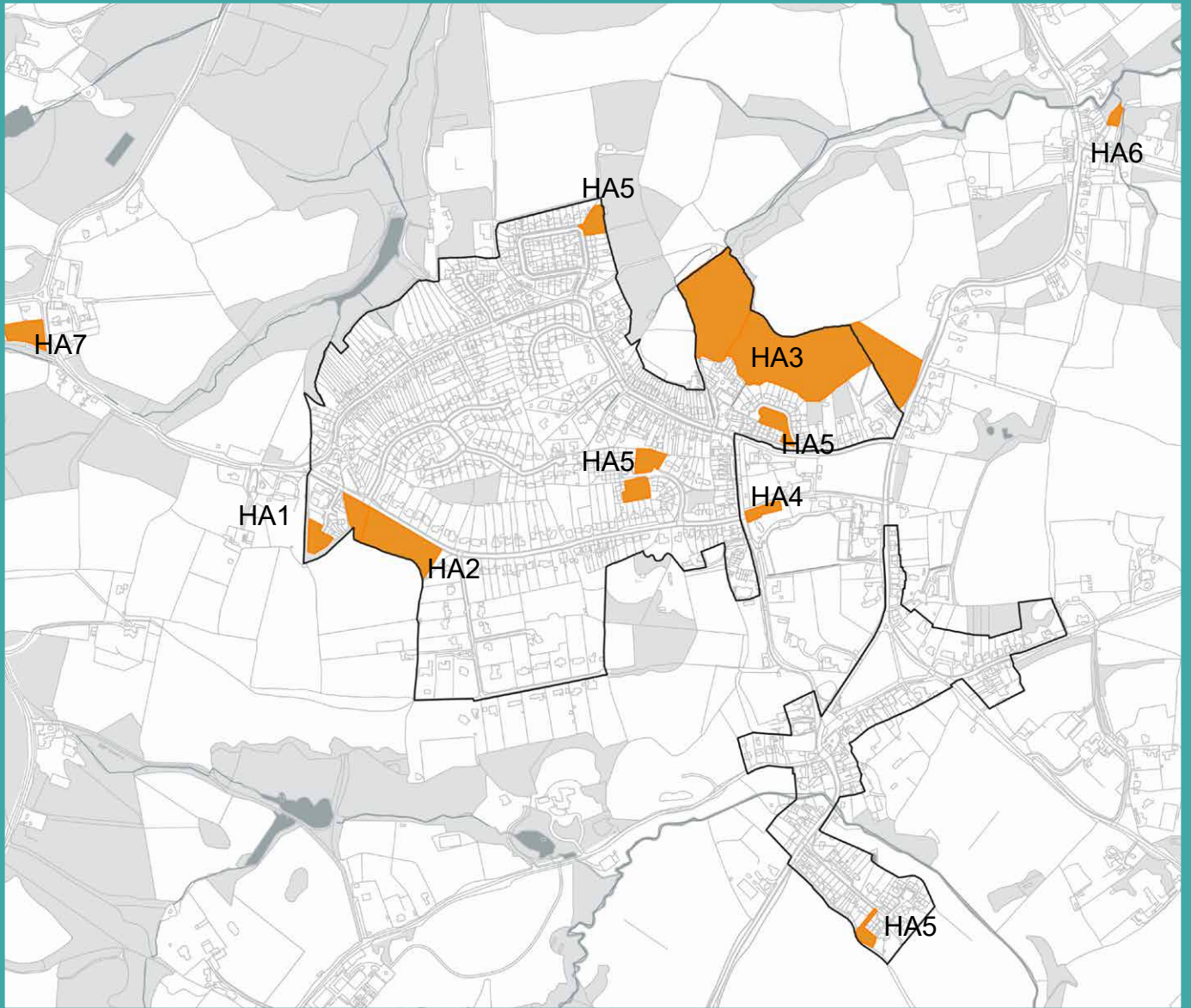
- HO1** Allocate sufficient development sites to deliver the WBC target of 130 new homes, on sites within 100 metres of the existing Settlement Boundary.
- HO2** Ensure that new development meets the assessed housing need of the local community in terms of the type, size, tenure and mix of housing.
- HO3** Provide more affordable housing that would enable local people to stay in the Parish.
- HO4** Provide more high quality, 2 and 3 bedroomed housing close to the centre of the Village for those wishing to downsize.
- HO5** Ensure that all new housing is built to appropriate standards, particularly in relation to providing sufficient amenity space and being accessible.
- HO6** Ensure that the design and layout of housing reflects the character of the local built environment, maintains the rural nature of the Parish and protects the local landscape.
- HO7** Ensure that new housing developments are supported by appropriate infrastructure.

The Policies

Policy H1 – Housing Supply

The Chiddingfold Neighbourhood Plan housing land supply comprises the following allocated sites, completions and commitments. Planning applications for new residential development, as described, will be supported on the allocated sites, providing that the proposed development conforms to the development plan policies and design principles, as well as the specific requirements identified in the site-specific policies.

| Allocation Ref. | Site Assessment Ref. | Site Name | Site Area (hectares) | Minimum net increase in dwelling numbers |
|-----------------|----------------------|---|-----------------------------|--|
| HA1 | H1 | Land South of Field View Close | 0.24 | 8 |
| HA2 | H2 & H3 | Meadow Nursery West and Meadow Nursery East (Combined Site) | 0.9 | 19 |
| HA3 | H6 & 7 | Land to the rear of Wildwood Close and Queens Mead (Combined Site) | 3.04 | 60 |
| HA4 | H8A | Elmlyn | 0.1 | 2 |
| HA5 | H10 - H13 | Waverley Borough Council owned Sites at - Hartsgrove - Pathfield (two parcels) - Turners Mead - Queens Mead | 0.15 0.18 0.08 0.3 | 15 |
| HA6 | 18 & 18 A | Britten's Yard, Skinners Lane (combined site) | 0.2 | 1 |
| HA7 | 27 | Land in Combe Lane, behind Clover Cottage. | 0.3 | 4 |
| | | Total | | 111 |
| | | Already Built 2013-2020 | | 22 |
| | | Minimum number to be built in Plan period | | 131 |



Site Allocations

Site Specific Policies:

Policy HA1 – Land South of Field View Close

The development of this site will be required to:

- deliver at least 8 new dwellings;
- if the dwellings include apartments, then the design should reflect the appearance of a traditional house, rather than a flatted block;
- provide vehicular and pedestrian access through Field View Close;
- be informed by an ecologist's recommendation based on an ecology survey of the site; and
- retain and enhance existing boundary vegetation.



HA1: Land South of Field View Close

Policy HA2 – Meadow Nursery West and Meadow Nursery East

The development of this site will be required to:

- deliver at least 19 new dwellings;
- provide access from Ridgley Road;
- retain existing boundary hedgerows and treelines to provide screening;
- be informed by an ecologist's recommendation based on an ecology survey of the site and an arboriculturist's report following a tree survey; and
- explore the opportunity to provide a footpath connection through the western boundary to the existing surgery.

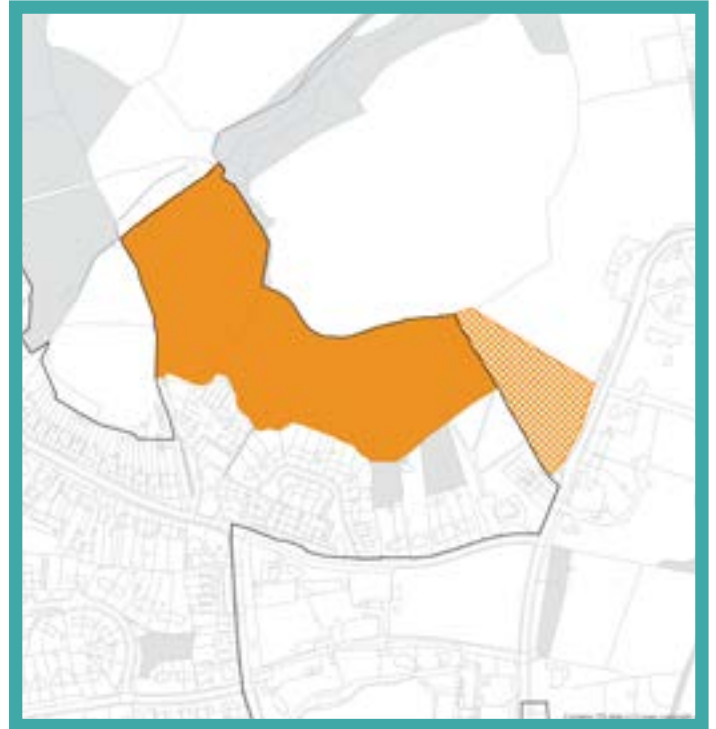


HA2: Meadow Nursery West and Meadow Nursery East (Combined Site)

Policy HA3 – Land to the rear of Wildwood Close and Queens Mead

The development of this site will be required to:

- deliver at least 60 new dwellings;
- limit the provision of new dwellings to the parts of the site that are outside the Green Belt, unhatched on the adjacent figure;
- have regard to Supporting Document C of this Neighbourhood Plan: ‘Sites 6 & 7 Illustrative Masterplan and Design Guidelines’;
- identify Suitable Alternative Natural Greenspace capacity to accommodate the development;
- create a wooded boundary to the eastern edge of the site;
- provide vehicular access from the A283 and separate pedestrian access points into the eastern and western parts of the site;
- provide pedestrian connectivity through the site, linking it to the existing public right of way (ref. FP211) which runs along the northern edge of the site;
- provide fully serviced plots for self-build in accordance with the most up-to-date Housing Needs Assessment;
- keep existing watercourses open;
- be informed by a landscape and visual impact assessment; and
- ensure that the occupation of the development is phased to align with the delivery of water network capacity enhancements and sewerage network reinforcements in liaison with Thames Water and Southern Water respectively.



HA3: Land to rear of Woodside Close and Queens Mead

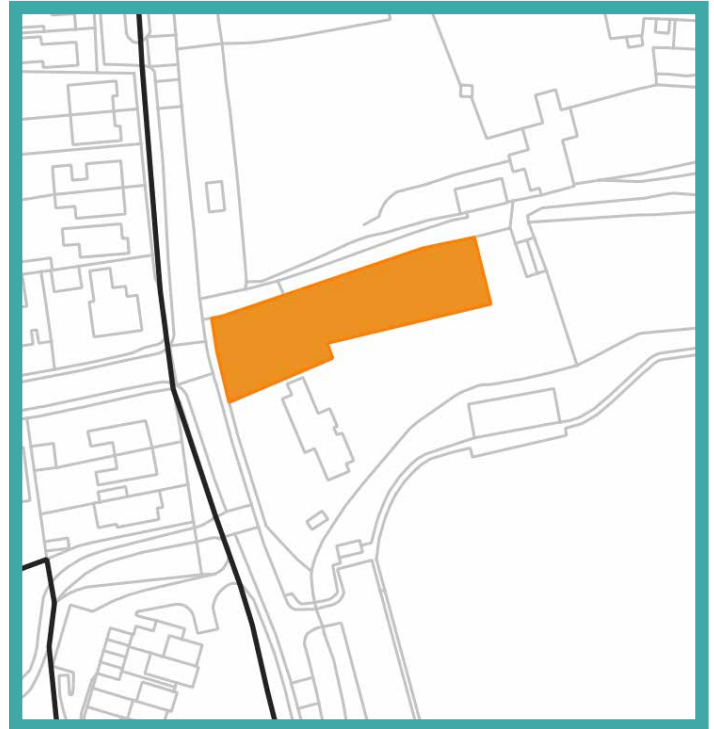
5.7 The accompanying Habitats Regulation Assessment outlines that the development of this site has the potential to result in adverse impacts on the Wealden Heaths European Sites. Natural England has agreed with WBC that proposed development of more than 50 dwellings would require Suitable Alternative Natural Greenspace (“SANG”) to be identified to mitigate this.

5.8 Prior to planning permission being granted for the development of this site, the applicant should liaise with WBC to identify SANG capacity elsewhere to effectively mitigate the proposed development. The agreement to utilise capacity from an existing SANG should form part of a S106 agreement to accompany the planning permission, and will be subject to approval from Natural England.

Policy HA4 – Elmlyn

The development of this site will be required to:

- demolish the existing building and deliver 3 new dwellings;
- provide pedestrian and vehicular access from Coxcombe Lane; and
- have regard to the site's location in the Conservation Area and within close proximity of listed buildings.

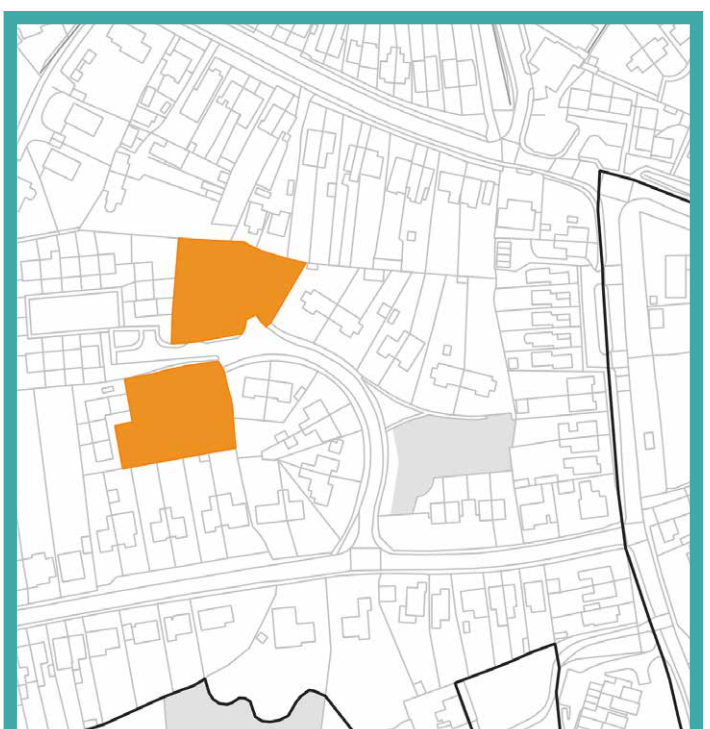
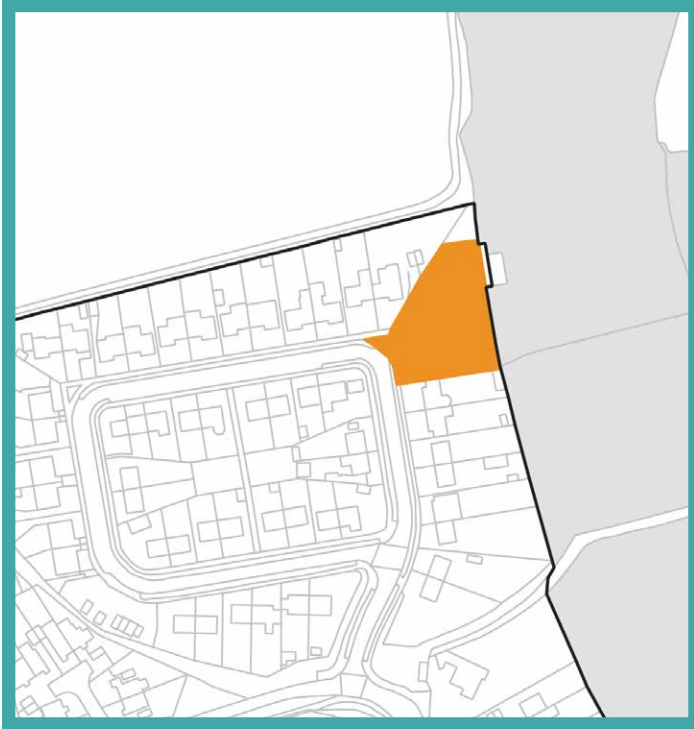


HA4: Elmlyn

Policy HA5 – WBC-Owned Sites

The development of these sites will be required to:

- deliver at least 15 new dwellings; and
- utilise existing points of vehicular access.



HA5: Waverley Borough Council-owned sites at Hartsgrove, Pathfield (two parcels), Turners Mead, Queens Mead

Policy HA6 – Britten’s Yard, Skinners Lane

The development of this site will be required to:

- deliver 1 new dwelling; and
- utilise the existing gated access off Skinners Lane to provide pedestrian and vehicular access into the site.

Policy HA7 – Land in Combe Lane, behind Clover Cottage

The development of this site will be required to:

- deliver at least 4 new dwellings;
- provide 100% of the new dwellings as affordable housing;
- ensure that the new dwellings are in-keeping with the cottage style of the adjoining properties;
- utilise the existing gated access point off Combe Lane to provide pedestrian and vehicular access into the site;
- be informed by an ecologist’s recommendation based on an ecological survey and an arboriculturist’s report following a tree survey; and
- preserve the setting of the existing bridleway to the south of the site.



HA6: Land off Skinners Lane



HA7: Land beside Clover Cottage, Coxcombe Lane

Policy H2 – Windfall Sites

Residential development provided on infill sites and through the redevelopment of brownfield sites will be supported on land within the settlement boundary but excluded from the Green Belt.

Small residential developments provided on infill sites and through the redevelopment of brownfield sites will be supported on land within the Settlement Boundary within the area washed over by the Green Belt.

Beyond the Settlement Boundaries, the principle of residential development will only be supported where it meets the provisions of Paragraph 79 of the National Planning Policy Framework.

- 5.9 Beyond the supply of housing identified within the table under Policy H1, residential development will be supported on infill sites within the defined Settlement Boundaries where they accord with all other relevant development plan policies.
- 5.10 Outside of the Settlement Boundaries housing is considered less sustainable given that future residents will be more reliant on the private car to meet their daily needs. As such, residential developments in these locations are subject to the requirements of NPPF Paragraph 79, as well as other development plan policies, notably Policy KP1 of this Neighbourhood Plan.

Policy H3 – Housing Mix

New residential development must where possible provide for a broad mix of housing sizes, with a current recommended overall split of:

| | Market | Affordable |
|-------|--------|------------|
| 1 bed | 20% | 40% |
| 2 bed | 35% | 30% |
| 3 bed | 35% | 25% |
| 4 bed | 10% | 5% |

or a subsequently recommended mix based on future, more up to date housing needs evidence specific to Chiddingfold Parish.

- 5.11 The specified housing mix is consistent with the need identified within the evidence base that informed the Neighbourhood Plan. Planning applications for new residential dwellings must demonstrate how they broadly accord with this mix.

Policy H4 – Affordable Housing

All new residential developments located within that part of the Parish designated as an AONB of more than five units will provide at least 30% of the new dwellings as affordable homes.

Affordable housing units must be evenly distributed throughout the development, and all dwellings should be designed to be tenure-blind so that affordable homes are indistinguishable from the equivalent market housing.

Affordable housing provision should conform to the design guidelines and policies contained in this Plan and the Waverley LPP1.

Only in exceptional circumstances will an alternative to on-site provision of affordable housing be considered.

- 5.12 The affordable housing requirement of 30% is consistent with Policy AHN1 of the Waverley LPP1. In accordance with Paragraph 6.2 of the Explanatory Memorandum to the Housing (Right to Buy) (Designated Rural Area and Designated Region) (England) 2019,

Policy H5 – Quality and Design

All planning applications for new dwellings are encouraged to include a Building for Life assessment and proposals are again encouraged to demonstrate consistency with the Building for Life criteria through a design and access statement.

Proposals should also conform, wherever possible, to the 'Secured by Design Guide'.

All residential developments should provide adequate car parking spaces for residents and visitors, secure storage for bins and cycles, green space, landscaping and access for disabled and elderly people.

- 5.13 The NPPF states that housing should make use of the Government's optional technical standards to ensure that properties are designed to be accessible and adaptable (Footnote 46). This is particularly important within Chiddingfold given its above-average proportion of the population aged 65+, and this policy will ensure that new housing is designed having regard to this.

Policy H6 – Superfast Broadband Infrastructure

Appropriate ducting and other related infrastructure to facilitate the delivery of fast and efficient Internet Connections that, at least, meet the Government's 'Superfast Broadband' (or replacement) minimum requirements, will be provided on-site by the developer and utility providers prior to the occupation of housing or employment development.

- 5.14 Given the importance of broadband infrastructure to modern-day life, developers will be required to demonstrate that this has been facilitated on-site prior to the occupation of new housing or employment development.



6. Built Environment and Heritage Conservation

Overview

- 6.1 Chiddingfold's rich history is set out in Chapter 2 of this Neighbourhood Plan. The quality of its heritage assets are recognised through important designations, with a considerable number of Listed Buildings scattered around the Parish. These are concentrated in particular around the historic centre that clusters around The Green, as shown on Figure 6.1. This area is also designated a Conservation Area owing to the dominance of heritage assets in the area. The most prominent Listed Buildings in the historic centre are the Grade I Listed Church of St Mary and Grade II* Listed Crown Inn.
- 6.2 The north-west area of the Village has its own special character that is worth recognising and protecting despite a lesser number of designated heritage assets. It is typified by high-quality yet functional 19th and 20th Century architecture, including council housing. Homes are generously proportioned and set in good-sized plots, often with generous front and rear gardens.
- 6.3 Elsewhere in the Parish, there are sporadic properties and developments, a high proportion of which are designated heritage assets. Many of these properties are historic farmhouses and associated agricultural buildings.

- 6.4 This chapter seeks to ensure that new development in the Parish conserves its heritage and character, through making a positive contribution to the rural and built character of Chiddingfold. This chapter is supported with detailed guidance contained within the Chiddingfold Neighbourhood Plan Design Guide (**Supporting Document B**).

Community Feedback

- 6.5 Residents see the built environment of the Village as a positive feature, as noted during the first round of public consultation. At a further consultation in May 2017, residents strongly supported development that complements, and is sensitive to, the existing built environment in terms of architecture, layout and density of new development. An ongoing concern in relation to new developments in the Parish is to ensure that buildings are of a sufficient quality and represent the Wealden character of the area.

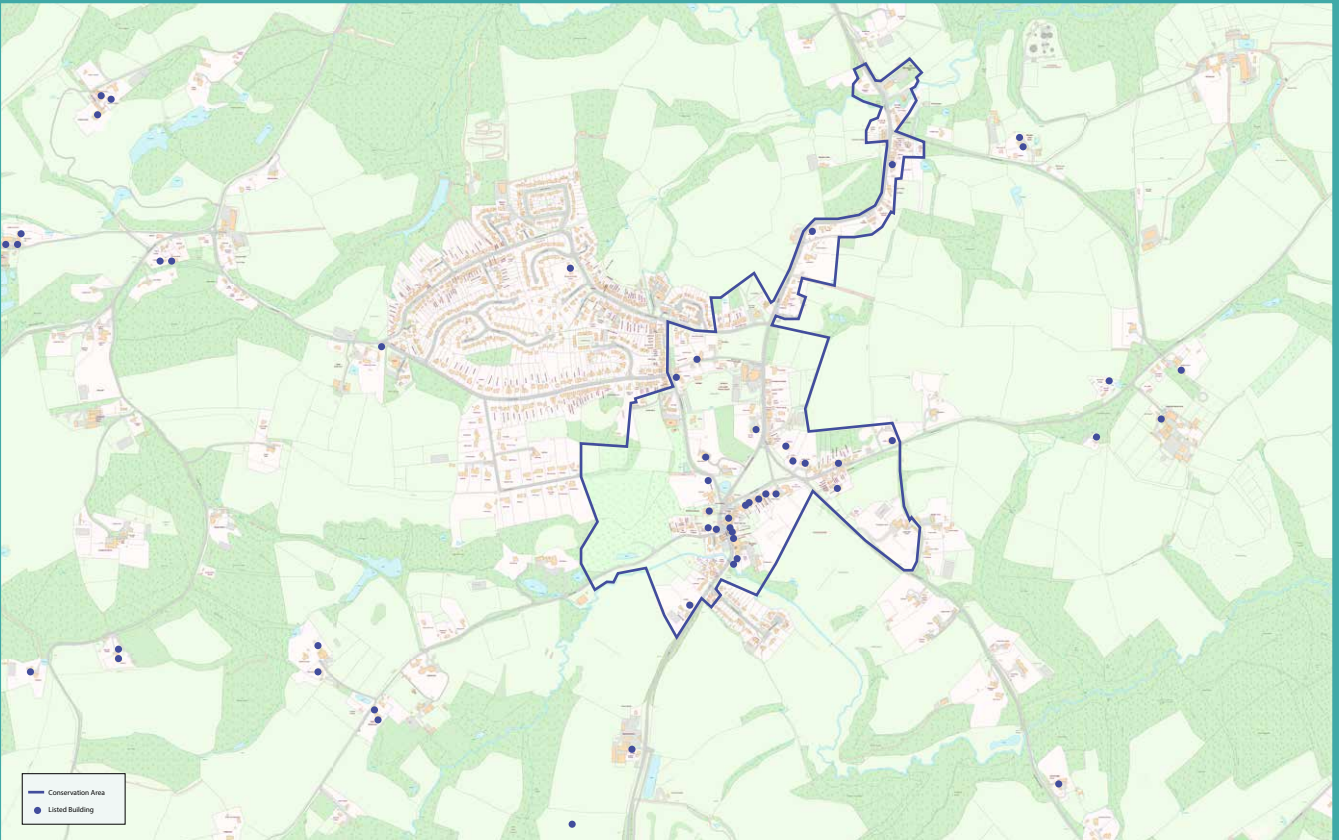


Figure 6.1. Listed Buildings

Built Environment and Heritage Conservation Objectives

- BE01** To continue to protect the character of Chiddingfold as a traditional Wealden village.
- BE02** To ensure that the built environment continues to have a close relationship with the Wealden landscape that surrounds it.
- BE03** To ensure that the Parish continues to be attractive for local residents and visitors.
- BE04** To support the delivery of high quality and environmentally sustainable development that takes inspiration from the historic architecture of Chiddingfold.

General Design Policies

Policy BE1 – General Design Principles

Development proposals will be supported if they, where relevant, demonstrate that they:

- a) respect the rural landscape character and setting of Chiddingfold within the Surrey Hills Area of Outstanding Natural Beauty, noting in particular the open, undulating countryside throughout the Parish;
- b) protect and enhance the historic character of Chiddingfold, in accordance with the Chiddingfold Conservation Area Appraisal;
- c) preserve or enhance heritage assets and their settings, and any features of special architectural or historic interest they possess;
- d) reflect the historic pattern of development which includes many areas of green space interspersed with housing as you approach the Village Centre, and retain existing ancillary features (such as boundary brick walls, ancient hedgerows and evergreen hedges) which constitute part of the character of Chiddingfold and ensure that new development incorporates similar features; and
- e) protect the amenity of existing and future occupiers of land, buildings and residences, including by way of overlooking, loss of daylight/sunlight, or overbearing appearance.

- 6.6 Policy BE1 sets a number of design principles that seek to positively guide development in the Parish. Proposed developments' compliance with these principles should be demonstrated, where relevant, through planning applications.

Policy BE2 – Design Standards

All new development will be expected to have regard to the Design Guidance set out in Chapter 6 of the supporting Chiddingfold Design Guide in order to ensure high quality design that reinforces local distinctiveness and landscape character.

- 6.7 The accompanying Chiddingfold Design Guide (Supporting Document B) provides detailed guidance on the existing character of Chiddingfold which should be used in considering the suitability of proposals for new development in the Parish.
- 6.8 This document should be used by applicants to inform emerging proposals, and this should be demonstrated through planning applications.

Policy BE3 – Outdoor Space Requirements

All proposals for new housing developments should demonstrate that they provide adequate external space in order to ensure an appropriate living environment for current and future occupiers. To achieve this, developments should provide an area of external amenity space for each

dwelling that is:

- i. private;
- ii. usable;
- iii. appropriately located; and
- iv. secure and defensible;

Where communal amenity space is provided instead of private gardens, a standard of 20m² per dwelling will be sought.

Policy BE4 – Public Realm

Development that results in the creation of new or changes to existing public realm should where feasible:

- a) improve legibility and links to a coherent wider network by promoting routes and wayfinding between the development and local amenities to encourage walking routes, both for pleasure and to public transport stops;
- b) ensure public realm design takes account of the established townscape, and historic character and quality of materials in Chiddingfold;
- c) include landscape treatment that is: suitable having regard to the character of Chiddingfold; contributes to local Green Infrastructure and the appearance of Chiddingfold; and eases movement through the space. Native species should be utilised where possible;

- d) ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest; and
- e) provide safe and direct pedestrian and cycle movement through the space.

6.9 The NPPF places significant weight on the creation of well-designed places, and this is reflected within this policy. Public realm includes streets, footpaths, public parks and any other space that is not intended to be private space. The quality of spaces between buildings is fundamental to the existing character of Chiddingfold, and new development should align with this.

6.10 This policy applies to all forms and scales of development - but only so far as they are appropriate to the scale of development proposed. Larger scale development will be required to rigorously apply this policy, but the guidance of good design applies at all scales.

Policy BE5 – Creation of Safe Public and Private Spaces

Development should contribute to the provision of safe public and private spaces by:

- a) providing entrances in visible, safe and accessible locations;
- b) maximising natural surveillance;
- c) ensuring that there is adequate defensible space; and
- d) providing appropriate lighting.

6.11 Crime is low within Chiddingfold, and it is important that new development does not encourage crime through the creation of poorly designed places. Proposed developments that seek to provide new public and private spaces, or that could impact upon existing public and private spaces, must demonstrate as part of planning applications that they can satisfactorily address the above criteria.

Policy BE6 – Heritage Assets

Development affecting Statutory Listed Buildings, the Chiddingfold Conservation Area and other designated heritage assets should preserve or enhance the significance of the assets and their settings, and any features of special architectural or historic interest they possess.

For proposed developments that could impact upon the significance of Statutory Listed Buildings, including curtilage Listed buildings, this should be achieved by ensuring that:

- a) the Heritage Statement accompanying the planning application, including curtilage listed buildings, defines the significance of the heritage assets by assessing the special interest of the building, the principles of the proposed works and their impact on the building, at a level of detail appropriate to the extent of works proposed. Applicants should show why works which would impact the significance of a Listed Building are desirable or necessary;
- b) proposals are of a well-considered design which ensures that development will be appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, architectural features and detailing; and
- c) changes of use are compatible with and respect the special architectural or historic interest of the listed building and its setting;

Development should preserve or enhance the character of the Conservation Area in accordance with the Chiddingfold Conservation Area appraisal, and by:

- a) retaining buildings and other features, including trees, which make a significant contribution to the character of the Chiddingfold Conservation Area;
- b) ensuring that the design of all new development, within or adjoining the Chiddingfold Conservation Area, is of high quality that responds appropriately to the character of the area and surrounding buildings in terms of scale, height, layout, design, building style, detailing and materials. The use of brickwork infills and tile hanging will be supported for new developments within the Chiddingfold Conservation Area;
- c) protecting open spaces and views important to the character and setting of the Chiddingfold Conservation Area, such as The Green and the Cricket Ground;
- d) having regard to the cumulative harm of similar proposals within the Chiddingfold Conservation Area. This includes the loss of boundary walls, front gardens and traditional architectural features;
- e) carrying out works to the public realm, including the maintenance, repair and improvement of public highways, using materials and designs which are sensitive to the historic environment;
- f) ensuring that the design of

shopfronts and advertisements:

- i. respect the character of upper floors and neighbouring buildings in terms of scale, proportion, alignment, architectural style and materials;
 - ii. seek to retain historic and traditional shopfronts; and
- g) retaining existing buildings or structures within the curtilage of a Listed Building unless robust evidence is submitted which demonstrates that the building or structure is incapable of repair for beneficial use or enjoyment, or is not of special architectural or historic interest as an ancillary building or structure to the principal Listed Building.

Proposals which would cause substantial harm to the heritage assets will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage assets. Proposals which would cause less than substantial harm to the significance of the heritage assets will be considered against the public benefits of the proposed development.

Developments affecting non designated heritage assets are expected to balance the scale of any loss or harm with the significance of the assets.

6.12 Chiddingfold is an historic settlement with a number of heritage assets that make significant contribution to its character. The preservation of heritage assets is valued highly by the local community, therefore they should be preserved and enhanced through development.

6.13 In accordance with the NPPF, development that could adversely impact on heritage assets or their setting will be resisted, and will only be approved where the public benefits of development clearly outweigh any resulting harm to heritage assets.

Policy BE7 - Archaeology

Archaeological remains can be either designated or non-designated heritage assets.

Where development involving ground disturbance is proposed on or near Scheduled Ancient Monuments, County Sites of Archaeological Importance and Areas of High Archaeological Importance or on any site exceeding 0.4 hectares, an initial assessment of the archaeological value will be required as part of the planning application. Where that initial assessment indicates that archaeological remains are or may be present, an archaeological field evaluation will be required. The evaluation should define:

a. The character, importance and condition of any archaeological

deposits or structures within the site;

- b. The likely impact of the proposed development of these features; and
- c. The means of mitigating the impact of the proposed development.

Where important archaeological remains are found to exist, and can justifiably be left in situ, their protection will be required by planning condition or legal agreement.

Where such remains cannot reasonably be protected in situ, a full archaeological investigation of the site including archaeological recording, formal reporting and publication of the findings, and archiving of the recovered material in a suitable repository, will be required in accordance with a scheme of work to be agreed in writing with the Local Planning Authority prior to the commencement of any works.

A balanced judgment will be required regarding the scale of any harm or loss, having regard to the significance of the heritage assets.

6.14 In light of Chiddingfold's rich history there are a number of known archaeological features that have been discovered within the Parish. Archaeological features are of heritage significance, therefore it is important that development ensures that no archaeological remains are harmed or lost. This will be ensured by undertaking archaeological field evaluation to ensure that archaeological features that are present can be detected, recorded and protected.



7. Traffic, Transport and Parking

Overview

- 7.1 Chiddingfold is typical of many villages in southern England, where the quiet and tranquillity of the setting suffers great pressure from an increasingly busy A-road passing through its centre. The A283 separates the heart and the main services of the Village from the principal residential part of the Village. At the same time, the potential for peace and tranquillity at The Green is destroyed by the frequency, speed and noise of the traffic.
- 7.2 In all areas of the Parish, the speed of traffic, availability of suitable sustainable transport and parking are key issues to local people. The challenge for the Neighbourhood Plan is to recognise a steady growth in the number of journeys made, acknowledging that many of these will be by car, while making every effort to facilitate alternative ways of moving about the Parish by walking, cycling or mobility scooter.
- 7.3 Sufficient parking must be provided alongside new development to avoid the current prevalence of extensive on-street parking. Improved parking near the historic centre of the Village and key services is also essential for the future prosperity of local businesses and services.
- 7.4 It is challenging for a Neighbourhood Plan to control the volume and speed of traffic throughout the Parish through its policies, as the CPC neither has the power to command funds for projects nor can it enforce or set requirements for highways improvements. Nevertheless, in parallel with the Neighbourhood Plan, CPC is committed to working with The Highways Authority to seek to alleviate traffic concerns in the Parish. CPC see pollution, noise and danger caused by traffic of all kinds as some of the most important factors that affect the ability of residents to enjoy living and moving around in the Parish.
- 7.5 A particular area of concern to address with the Highways Authority is the number of HGVs passing through the Village, particularly during the night, which has increased significantly as produce is moved from the south coast up to distribution centres out of the county. CPC will work with the Highways Authority to seek to reduce the number of HGVs moving through the Village, whilst allowing the essential local distribution of goods and services within the Parish.
- 7.6 In terms of public transport, there is an hourly bus service to Haslemere, Witley, Milford, Godalming and Guildford which provides a connection to each of those towns' railway stations. 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 common form of transport. There is a Hoppa Bus service and local taxi services as well as a local community transport service (Car-Go!) to enable residents without transport to get to the surgery and local hospitals as well as other locations within a radius of Chiddingfold.

- 7.7 Chiddingfold is within easy reach of Witley Station on the Portsmouth - London Waterloo line, which offers onward connections to Gatwick and Heathrow.

Community Feedback

- 7.8 Traffic calming and parking are consistently raised as a source of frustration for local residents. In the initial consultation conducted in May-June 2014, this issue was overwhelmingly considered to be 'something bad about Chiddingfold'. The Neighbourhood Plan provides an opportunity to support a genuine improvement in residents' ability to move around the Village and to make fuller use of local facilities and services. The Neighbourhood Plan has the power to set policies in relation to the layout of new developments, ensuring adequate foot/cycle path provision is integrated and parking demand is met, so as not to necessitate new residents' cars being parked on the streets of existing residents.

Traffic, Transport and Parking Objectives

- TPO1** To require new developments to include a suitable highways and access layout that protects the amenity of new and existing residents.
- TPO2** To work with Surrey County Council Highways to use all available means to slow traffic and improve the safety for pedestrians and cyclists to move around the Parish, and to enjoy greater peace and tranquillity in all areas.
- TPO3** To assist existing and new residents to choose sustainable transport methods, including walking, cycling and use of mobility scooters, through ensuring new development improves the ability of residents to move freely around the Parish using these methods and to connect to public transport for journeys beyond the Parish.
- TPO4** To identify safe and convenient parking for vehicles and other means of transport to improve access to local amenities, including shops, places to eat and drink, schools, healthcare facilities and other services.
- TPO5** To ensure new development is supported by parking provision that is appropriate to anticipated demand and prevalent usage patterns.
- TPO6** To require all new developments and public parking areas to be provided with appropriate charging facilities for electric vehicles.

The Policies

Policy TP1 – Roads within New Development

Development proposals which result in the creation of new roads that are publicly accessible (whether in private or Highways Authority ownership) must provide safe and convenient access for all highways users in a way that:

- a) encourages pedestrian and cycle movements and the use of public transport;
- b) supports the introduction of measures that are evidenced to reduce vehicle speeds;
- c) minimises the risk of accidents; and
- d) provides adequate space for delivery and service vehicles.
- e) seeks to minimise the adverse impact of any potential HGV traffic movements within the Parish, where possible.

For major development proposals, the Design and Access Statement (or an alternative submission document) must demonstrate how the requirements of this policy have been addressed.

- 7.9 This policy seeks for new developments to be designed having regard to the safety of all road users, and particularly to encourage walking and cycling to reduce carbon emissions in the Parish, in-line with Paragraph 148 of the NPPF and the Climate Change Act.

Policy TP2 – Sustainable Transport

Proposals that seek to introduce routes (including shared pathways) for walkers, cyclists and mobility scooters in appropriate locations in the Parish will be supported.

Development proposals that seek to improve access to public transport networks for residents, workers and visitors to Chiddingfold will be supported.

- 7.10 In September 2019 WBC declared a climate emergency, identifying that urgent action is required to reduce carbon emission. It has long been evidenced that the private car makes a substantial contribution towards carbon emissions, and its decreased use will help meet WBC's aim of becoming carbon neutral by 2030.
- 7.11 In light of this, Policy TP2 seeks to support the adaptation of the existing highway network within the Parish so that it is safer for walkers, cyclist and mobility scooters, promoting the use of these sustainable transport modes for travel around the Parish, including to existing public transport connections as well as Chiddingfold's services and facilities.

Policy TP3– Provision of a new Village Car Park

Proposals to provide a new car park at the southern end of Coxcombe Lane (illustrated as Site 2 on Figure 7.1) to provide additional car parking spaces in the Village Centre to meet the identified

needs of both residents and visitors, will be supported provided that it:

- a) is appropriately designed for this central location in the Chiddingfold Conservation Area;
- b) includes a sustainable drainage system;
- c) adopts a landscaping approach which protects the existing hedges and mature trees; and
- d) retains the pond situated in the south-east corner.

7.12 CPC has identified land at the southern end of Coxcombe Lane as a suitable location for the provision of a new village car park to help address traffic issues around The Green, and this site is identified at Figure 7.1. Subject to satisfying the identified technical matters, proposals for the site's development to provide a village car park will be supported.

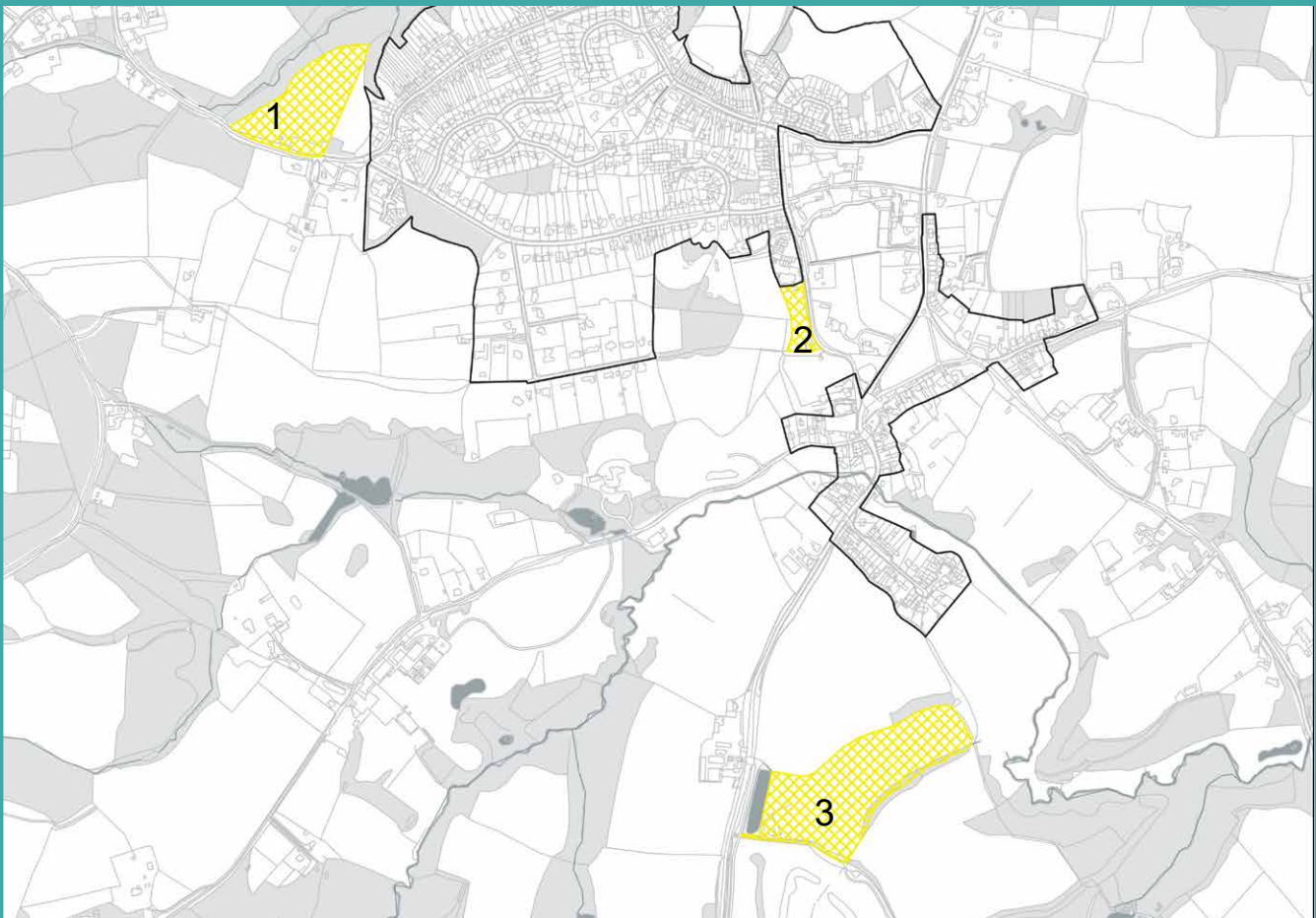


Figure 7.1. Community Sites

Policy TP4 – Car Parking Standards

New development must be supported by appropriate car and cycle parking provision that is consistent with the Waverley Borough Council Parking Guidelines (October 2013) or any superseding document.

All car parking spaces associated with new development should be designed to support electric vehicle charging, with provision made in accordance with Surrey County Council Vehicular and Cycle Parking Guidance (January 2018), or any superseding document.

- 7.13 In accordance with the 2011 Census, the average car ownership per household in Chiddingfold exceeds the average across Waverley, with 61% of households within the Parish owning two cars or more. In order to ensure that sufficient car parking spaces are provided to avoid worsening the existing traffic and parking pressures within Chiddingfold, Waverley Borough Council vehicle and cycle parking guidance will apply to new development within Chiddingfold as appropriate.
- 7.14 Further, the current Surrey County Council parking guidance identifies the need to provide electric vehicle charging and to have regard to future vehicular requirements, an approach fully supported by this Neighbourhood Plan given that this is likely to become the prevalent type of private vehicle.



8. Employment and Business

Overview

- 8.1 Chiddingfold Parish has a rich economic history, which has resulted in it being regarded as a prosperous community. However, Waverley Borough is subject to high levels of out-commuting, with circa half the working population commuting primarily to London and Guildford, for work (2011 Census data).
- 8.2 Nevertheless, there are a number of successful existing businesses within a variety of sectors operating within the Parish. The public sector is a major employer through the existing doctors' surgery and St Mary's Primary School. Community feedback indicates a desire for this to continue as opposed to it becoming a dormitory parish serving larger centres in the South East.
- 8.3 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, one 2km to the north of the Village, and the second an equal distance to the east. There are also a large number of self-employed professionals based in the Village, and some 17% of people work from home.
- 8.4 The Parish has a highly skilled workforce, with 57% of residents holding Level 4 Qualifications (degree level) or higher in accordance with the 2011 Census data. Key to retaining employment within the Parish is supporting existing businesses and encouraging new appropriate enterprises. Further, many of Chiddingfold's residents are already working from home on at least a part-time basis, therefore infrastructure should be in place to enable people to do this effectively.
- 8.5 Key to enhancing the business offer within Chiddingfold is to improve broadband capacity and availability. This is essential for businesses, particularly those that rely on the use of the Internet for their operations. Mobile phone coverage must also be of a high standard to enhance the attractiveness of Chiddingfold to businesses. These matters are addressed within Chapter 11 - Infrastructure.



Community Feedback

8.6 The community has passionately shared its view that the Parish must retain its small but important range of businesses in each round of consultation held to date. In particular, residents are keen to see key retailers and hospitality businesses retained in the Parish, as well as office premises for small business and start-ups. Feedback received leads on to the focus of this chapter, which is to protect the existing range of businesses, and to support proportionate and appropriate expansion of business floorspace.

Employment and Business Objectives

EBO1 To support appropriate growth of business and employment in the Parish.

EBO2 To support appropriate growth in business floorspace in the Parish.

EBO3 To promote opportunities for growth in sustainable tourism and associated hospitality in the Parish.

EBO4 To seek to protect existing business sites, including retail and hospitality sites, from Change of Use to non-business uses.

The Policies

Policy EB1 – Chiddingfold’s Rural Economy

Proposals which support the growth of Chiddingfold’s rural economy and are in accordance with the National Planning Policy Framework requirements with respect to Green Belts and Areas of Outstanding Natural Beauty will be supported, in particular:

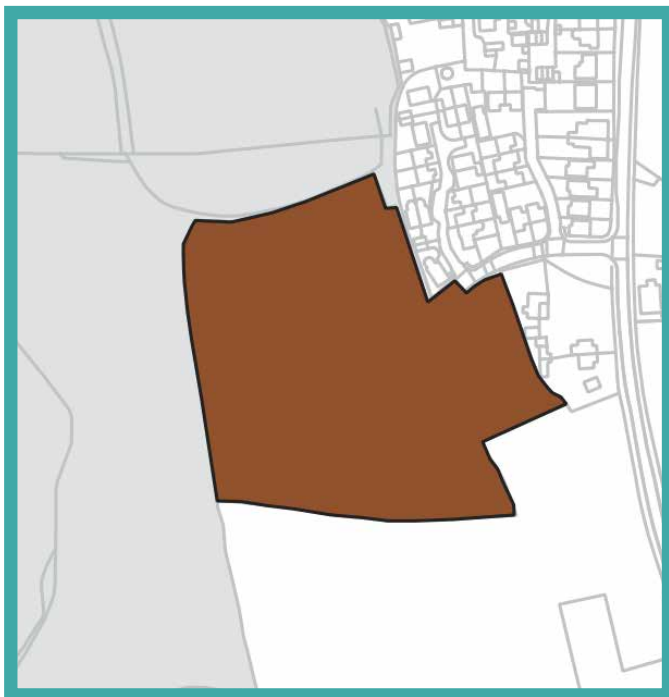
- a) the sustainable growth of all types of business through the conversion of existing buildings where appropriate and the provision of well-designed new buildings of appropriate size in suitable locations;
- b) the development of local service-orientated businesses in the Parish which respect the character of the local area; and
- c) the sustainable diversification of agricultural land and buildings.

8.7 While Chiddingfold does not have the infrastructure to support new major employment sites, there are opportunities to support small-scale growth in business floorspace. This policy supports such proposals, and is particularly attractive when it is linked to the existing rural economy, including agricultural uses and service-orientated retail uses.

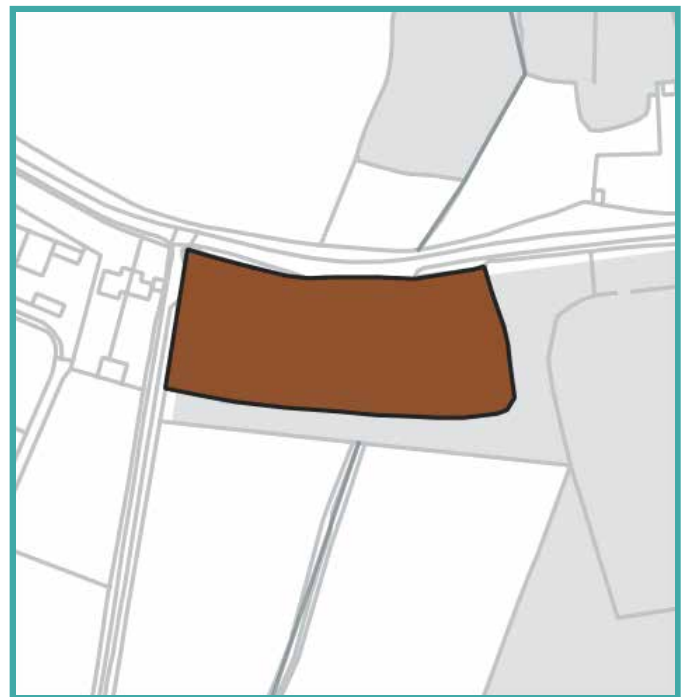
8.8 Proposals for farm diversification will be supported, subject to these being demonstrated to be sustainable in accordance with the other policies provided within this Neighbourhood Plan and WBC's adopted Local Plan policies.

Policy EB2 – Employment Sites

The Chiddingfold Neighbourhood Plan will support development which retains and protects the two principal employment sites of Cooper's Place / Capital Park and Fisher Lane (as indicated at Figure 8.1).



Employment Site North



Employment Site South

8.9 The NPPF seeks to retain and enhance existing employment sites (Paragraph 80), as well as utilise existing agricultural buildings for employment purposes (Paragraph 83). This policy is therefore consistent with the Government's economic aims, and also enables employment retention and growth within the Parish.

Policy EB3 – Safeguarding Retail Premises

Proposals for a Change of Use from existing retail premises to an alternative use outside Class E will be supported if evidence is provided which demonstrates that the change of use will not adversely affect the vitality and viability of the Village Centre.

Proposals for residential use of upper floors add to the liveliness of the village centre and, where planning permission is required, will be supported if the space is not required for employment purposes and that the proposal complies with the relevant development plan policies, notably those relating to the provision of housing.



8.10 Chiddingfold has a range of shops providing for everyday needs located around or near to The Green. It is a vibrant local centre and residents are keen to retain the existing commercial facilities, which consist of two convenience stores, a chemist, Post Office, hairdressers, butchers, kitchen showroom and a cafe. These enable local residents to meet their daily needs within the Parish and contribute towards creating a vibrant centre. The change of use of retail facilities to alternative uses outside of Class E of the Use Class Order will therefore be resisted unless it is evidenced that this will not harm the vitality and viability of the Village Centre.

8.11 It is widely-recognised that residential uses within local centres can enhance their vitality and viability. Proposals to provide residential uses on upper floors of the existing retail premises around The Green will therefore be supported.

Policy EB4 – Advertisements

Chiddingfold is located within an Area of Special Control of Advertisements where advertisements are required to respect the rural character of the Parish.

Only appropriate advance signs, which do not harm road safety will be permitted, and internally illuminated signs will not be permitted in the Conservation Area.

Policy EB5 – Sustainable Tourism and Hospitality

Developments which increase the range and quality of visitor accommodation and facilities for tourists, day visitors, business visitors and residents will be supported.

8.12 Chiddingfold attracts visitors who come for a variety of reasons. Walkers and cyclists are usually day visitors who make use of the many public rights of way (“PRoW”) or who are following the Surrey Cycleway which passes through the Parish. However, many visitors also seek to stay in the Village overnight. Proposals that cater for the needs of visitors to Chiddingfold can therefore make a valuable economic contribution and will therefore be supported.

Policy EB6 - Commercial Filming

Applications for commercial filming will be supported subject to, where appropriate, conformity with other development plan policies.

- 8.13 The British Film Industry (BFI) figures confirm that the film industry contributed £6 billion to GDP in the UK in 2017, and generated a trade surplus of £1.45 billion in the same year. Further, BFI figures also demonstrate that film making in the UK increased significantly between 2014 and 2018.
- 8.14 Chiddingfold's beautiful rural landscape and historic built environment is an attractive location for film productions. Dependent on the nature of the filming requirements these can require planning permission and where this is the case, Policy EB6 would support the granting of permission for such proposals provided they are in accordance with other development plan policies, where appropriate.



9. Recreation and Leisure

Overview

- 9.1 The Parish contains a wide-range of recreational and leisure provisions. Its rural nature lends itself to activities such as walking and horse riding, and Chiddingfold is fortunate to have an extensive network of PRowWs (see Figure 9.1) which provides many opportunities for sustainable travel and recreation. These footpaths and bridleways can also enable wildlife to move between different locations so assisting in their dispersal. This network is used extensively by residents and also by substantial numbers of visitors who come to the Parish to walk, ride, or observe the wildlife.
- 9.2 Within Chiddingfold Village there are a number of green spaces, including The Green, which perform an important role in establishing the rural character of the Village. These are highly valued by local residents. Further, various recreation grounds exist in and around the Village that provide play space and sports facilities serving the local community.

Community Feedback

- 9.3 The community provided a number of specific comments throughout consultation exercises on the provision of recreation and leisure facilities. Many of these comments related to how specific facilities could be improved, which are reflected in the policies of this section.

Recreation and Leisure Objectives

- RLO1** Support the provision of a high quality range of outdoor recreational spaces that support all parts of the local community.
- RLO2** Support the protection of and appropriate growth (extension or new facilities) of recreation and leisure facilities in the area, including sports and cultural facilities.

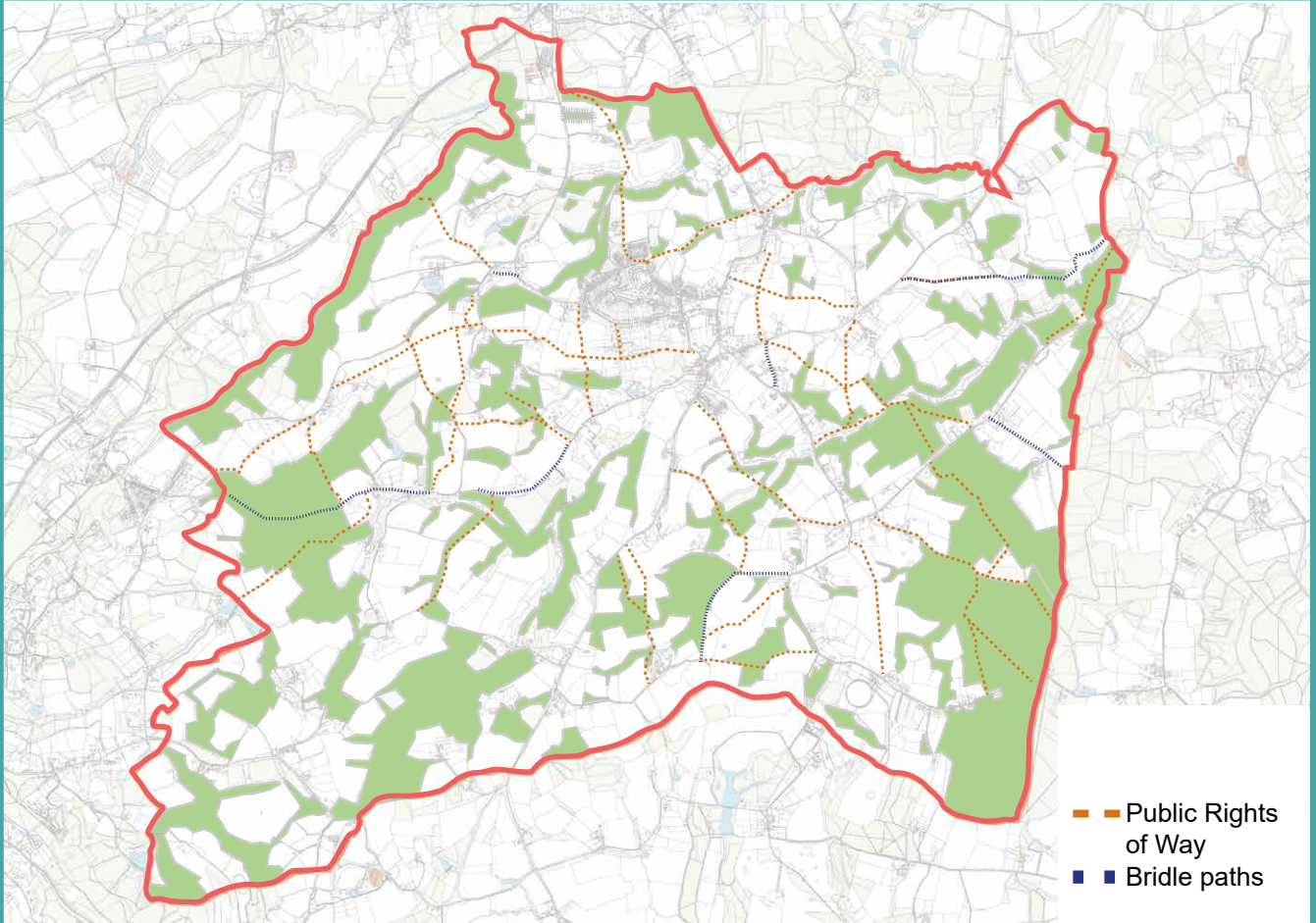


Figure 9.1. Public Rights of Way



Policy RL1 – Local Green Space

The following green spaces are designated as Local Green Spaces:

1. Chiddingfold Green
2. St Mary's Churchyard
3. Coxcombe Lane Recreation Ground
4. The Cricket Ground
5. Combe Common Recreation Ground
6. The Chiddingfold Village Cemetery

The Local Green Spaces are detailed at Figure 9.2. Local Green Spaces are protected from development that would be inappropriate in the Green Belt

except in very special circumstances, in accordance with National Planning Policy Framework Paragraph 101.

- 9.4 The Neighbourhood Plan recognises that there are a number of green spaces in Chiddingfold that are treasured by local people. With the built up area of the Parish taken out of the Green Belt in the Waverley LPP1, the designation of those green spaces as Local Green Spaces is important to ensure their long-term protection.

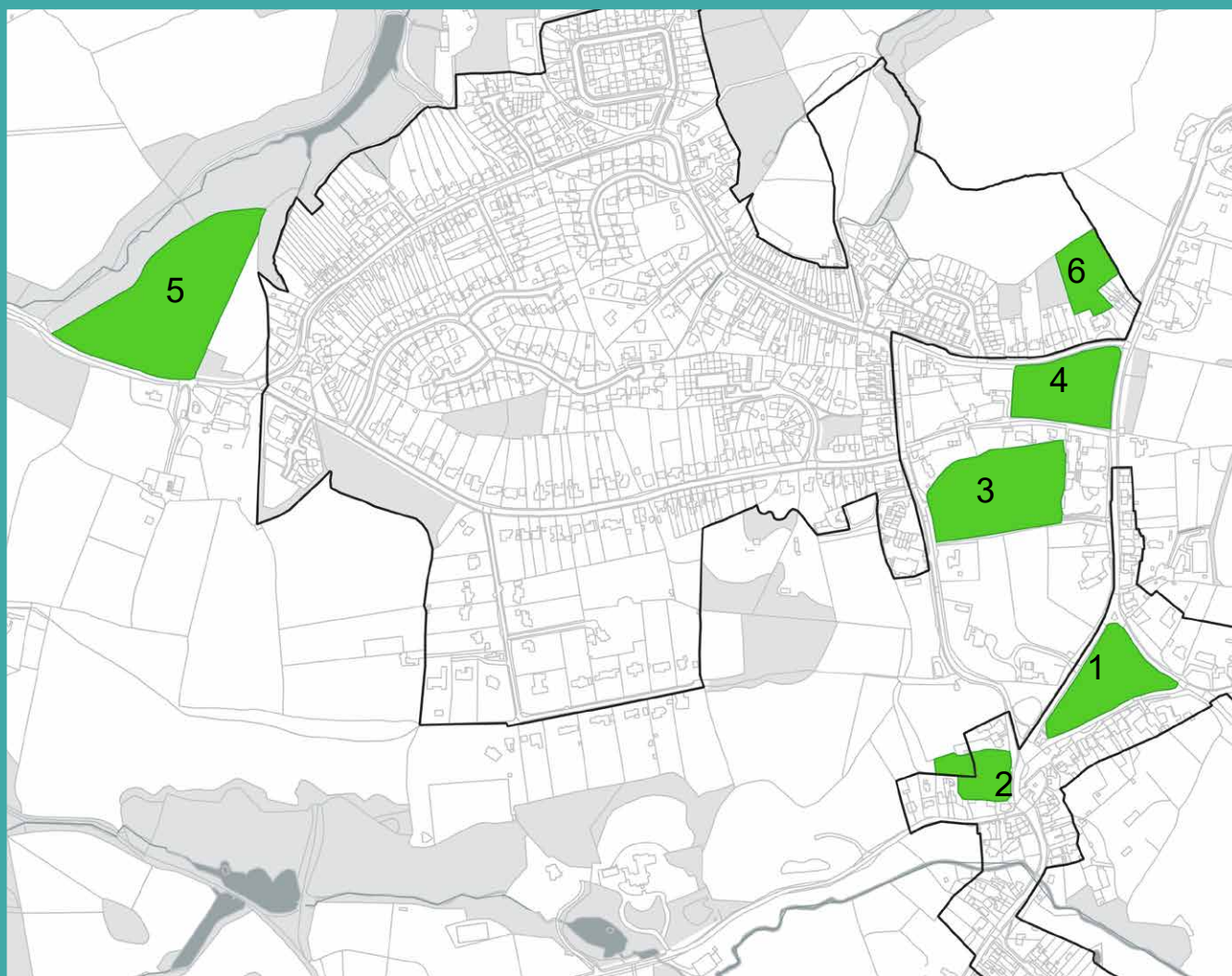


Figure 9.2. Local Green Spaces

9.5 The Local Green Spaces set out in Policy RL1 meet the qualifying criteria for Local Green Spaces set out in Paragraph 100 of the NPPF.

Policy RL2 – Sports and Leisure Facilities

Proposals for the enhancement of existing, or provision of new, community sports and leisure facilities should have regard to the following requirements:

- a) be inclusive and suitable for residents with disabilities;
- b) be accessible to users by public transport, walking and cycling;
- c) be accompanied by adequate parking, having regard to the likely modes of transport to and from the venue as well as nearby parking availability; and
- d) where appropriate, include a mix of facilities that have been determined in consultation with the Local Planning Authority, CPC, local sports clubs and other stakeholders.

9.6 Chiddingfold has a range of sports and leisure facilities that provide a venue for local sports clubs, associations and visitors from further afield. These facilities are important to the success and well-being of the community and local residents. The Neighbourhood Plan supports appropriate improvements to these facilities that would enhance their viability or functionality, noting the importance of retaining a rural local character. Similarly, appropriate new sports and leisure facilities would be supported if they provide an appropriate amount of parking and serve local interests.

Policy RL3 – Combe Common Recreation Ground

Proposals which will improve or enhance Combe Common Recreation Ground will be supported, and should have regard to the following aspirations:

- a) a new multi-use community facility that includes toilets and cooking facilities.
- b) improved facilities for the Junior Football Club (potentially as part of the new Scout Hut).
- c) a mini skate board park.
- d) a running and cycling circuit.
- e) picnic tables and fire pits.
- f) a boules court.
- g) an extension to the existing car park.
- h) improved access.

9.7 CPC has ambitions to improve Combe Common Recreational Ground (shown as site 1 at Figure 7.1) to deliver an enhanced sports and leisure offer to local residents and visitors. The types of development set out in Policy RL3 are desired by local residents, and proposals that include one or more of these will be supported.

Policy RL4 – Public Rights of Way

Development proposals which protect and enhance Public Rights of Way and encourage their use by walkers, cyclists and horse riders, will be supported. Development proposals on land that lies within or adjoining a Public Right of Way will be required to demonstrate how their schemes will maintain or enhance the visual characteristics, biodiversity and connectedness of the network.

New major development proposals should explore opportunities to extend the existing Public Rights of Way network, especially where this provides for better connectivity and facilitates non-vehicular movement around the Village Centre and enhances access to the countryside.

- 9.8 The local community, along with visitors to the Parish, value the extensive network of PRowWs that provide access to the countryside. This policy protects the existing PRowW network and seeks to enhance this through providing additional PRowW, and improving the connectivity and maintenance in accordance with NPPF Paragraphs 102 and 104.



10. Natural Environment

Overview

- 10.1 Chiddingfold lies in beautiful countryside, which is highly valued by both residents and visitors and is of national and international importance. The majority of the Parish lies within the Surrey Hills AONB, with a small parcel of land to the east of High Street Green and north of White Beech Lane designated an Area of Great Landscape Value (AGLV). The Parish is located in the national character area known as The Low Weald, and contains many acres of Ancient Woodland and two Sites of Special Scientific Interest (SSSI) at Chiddingfold Forest and at Neatherside Stream Outcrops. The whole Parish is included within the wider West Weald Landscape Project.
- 10.2 In addition, part of the Parish lies within the 5km buffer zone to the Wealden Heaths Phase II SPA which qualifies under Article 4.1 of the Birds Directive (79/409/EEC) by supporting breeding populations of the Nightjar, Woodlark and Dartford Warbler. Also within close proximity are the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (“SAC”); Woolmer Forest SAC; Ebernoe Common SAC; and The Mens SAC.
- 10.3 Chiddingfold Forest covers 840 hectares and lies 2km north-east of the Village Centre. The area contains a number of Forestry Commission woodlands in addition to others in separate ownership. 58% of the Forest is designated a SSSI ('the Chiddingfold Forest SSSI'), which extends to 544 hectares and into the neighbouring parishes of Dunsfold and Plaistow.
- 10.4 Further, a portion of the woodland is classed as Ancient Woodland, which is regarded as a particularly rich habitat for wildlife. The importance of preserving ancient woodland is recognised by the NPPF (Paragraph 175), and these areas are identified at Figure 10.2.

Community Feedback

- 10.5 Residents have consistently outlined the importance of the Parish maintaining its rurality, including its important natural features. As a result, this chapter seeks to ensure that new development does not have a negative impact on the natural environment, particularly the most important natural features.

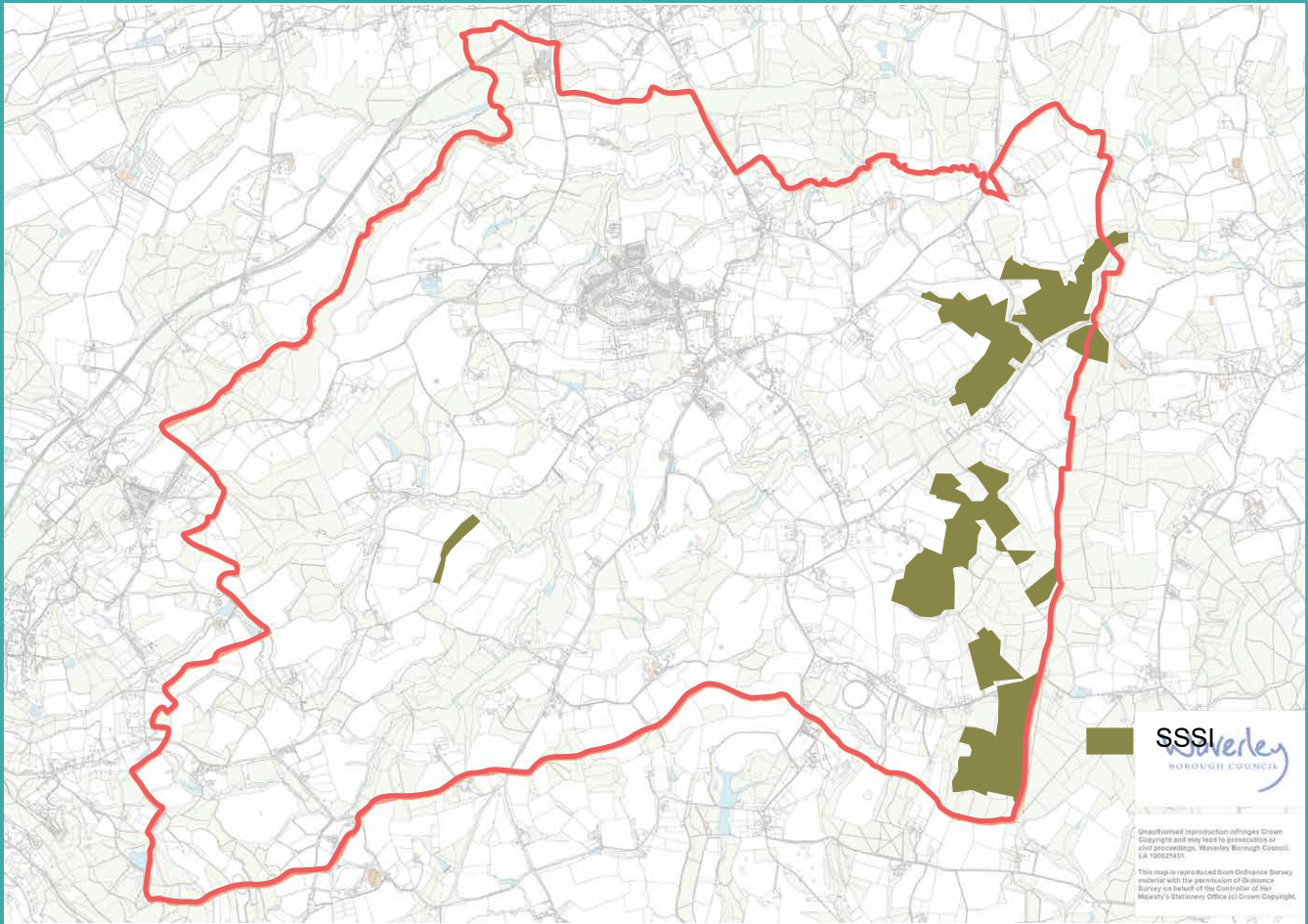


Figure 10.1. Location of SSSIs



Natural Environment Objectives

- NEO1** To protect key habitats and to mitigate the impact of development on local biodiversity.
- NEO2** To protect trees in the Parish, particularly in areas of ancient woodland, and to encourage good tree management and appropriate tree planting.
- NEO3** To minimise the impact of development on the natural environment through careful flood risk management and light pollution reduction.

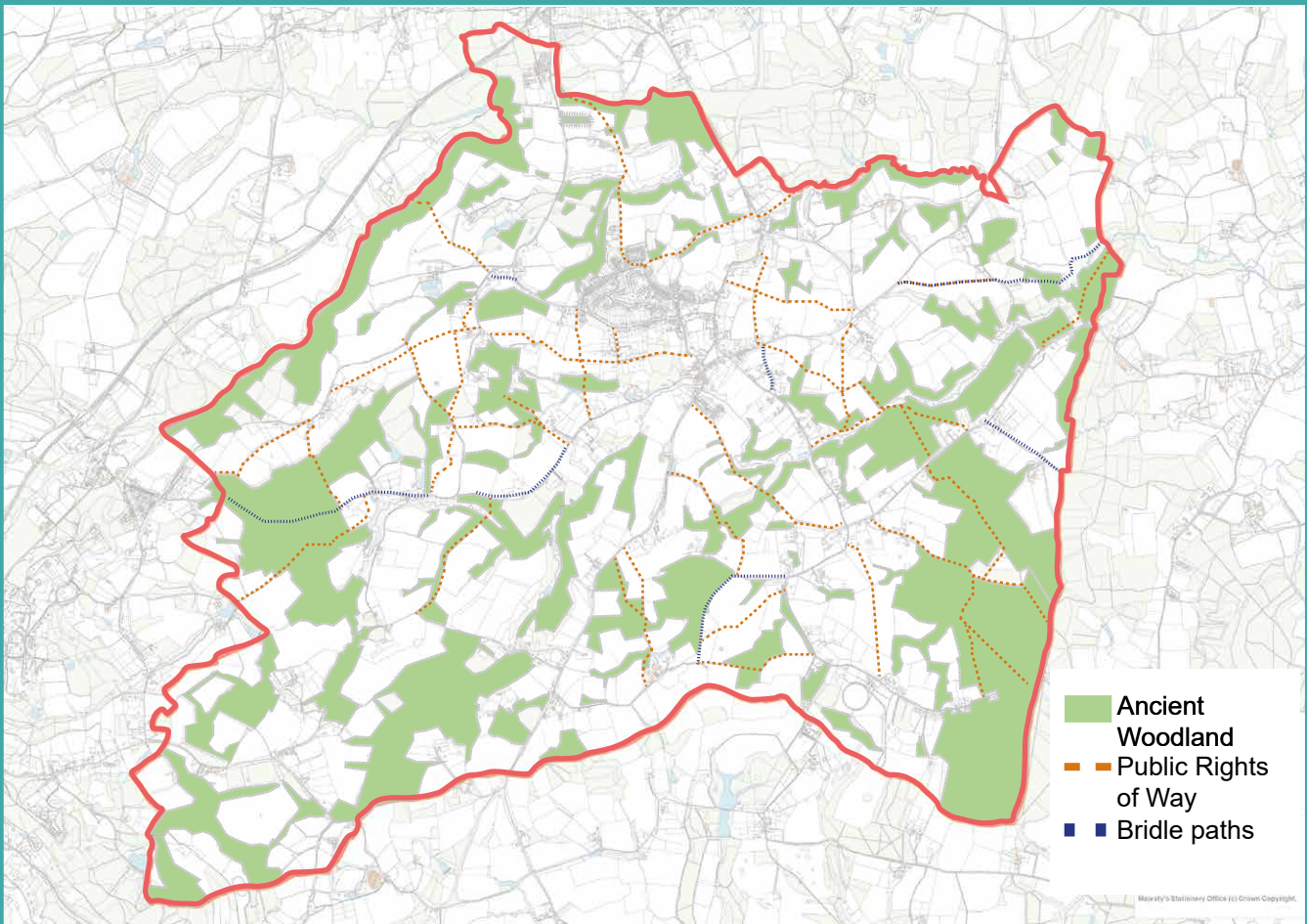


Figure 10.2. Ancient Woodland and Footpaths

Policy NE1 – Habitats and Biodiversity

Proposals that results in significant harm to designated environmental assets, especially, the Wealden Heaths Phase II SPA, the Ebernoe Common SAC and the Mens SAC that cannot be avoided, adequately mitigated or, as a last resort, compensated for, will only be supported in exceptional circumstances.

Development that will adversely affect the Chiddingfold Forest SSSI or any ancient woodland will only be permitted if it can be demonstrated that wholly exceptional circumstances apply and

it meets the requirements set out in paragraphs 175b) and c) of the NPPF.

Development proposals will be required to demonstrate:

- the protection of existing habitat networks and wildlife corridors that are used by barbastelle and Bechstein’s bats, and their foraging and commuting habitats within the Parish;
- no loss of commuting or foraging routes or fragmentation either due to direct land take or disturbance from lighting, noise and vibrations. Furthermore, if a site survey by a

suitably qualified ecologist indicates that habitats on or adjacent to any development site constitute key features for barbastelle or Bechstein's bats, appropriate design and mitigation should be put in place including retaining such key features and limiting light spill onto key features within or outside of the boundaries of the development site to no greater than 0.5 lux.

- the achievement of a biodiversity net gain by ensuring the protection and enhancement of the local environment. The provision of additional habitat resources for wildlife, especially via wildlife corridors and stepping stones, will be encouraged.

10.6 It is important that Chiddingfold's environmental assets are protected to support their long term survival and to retain the Parish's ecologically rich environment. The protection and enhancement of biodiversity is recognised by the NPPF, and will soon be enshrined in legislation through the emerging Environment Bill.

10.7 In meeting Chiddingfold's development needs it is critical that existing ecological habitats are not compromised, and that new development achieves a net gain in biodiversity. This policy outlines requirements for developments to meet in order to achieve this, and should be considered in conjunction with Paragraphs 174, 175 and 176 of the NPPF.

Policy NE2 – Trees, Woodland, Hedgerows and Landscaping

Development of any site within Chiddingfold Parish should:

- a) retain woodland, important trees, groups of trees and hedgerows;
- b) adequately protect trees and hedgerows during all phases of development to avoid damage including activities causing soil compaction or severance of roots;
- c) provide adequate separation between trees or hedgerows and the proposed development, so as to secure their long-term retention and potential growth, including for trees to be planted as part of the development's landscaping scheme; and
- d) incorporate a high-quality landscape scheme, appropriate to the scale, nature, and location of the development. Development proposals should include details of the long term management and maintenance of new and existing trees and landscaping, and where possible, should comprise native species.

- 10.8 Trees, woodland, hedgerows and general landscaping play an important role in defining the rural character of Chiddingfold. New development should therefore retain and enhance the Parish's landscaping offer to ensure that this character prevails in meeting its development needs.
- 10.9 Enhanced management of existing woodland habitats, through suitable coppicing, is also encouraged to avoid the deterioration of biodiversity value. Appropriate sustainable exploitation of the resulting timber will also be encouraged.

Proposals for the enhancement of existing watercourses, and the creation of new ponds and wetland habitats will be supported.

- 10.10 Proposed developments must not be at risk of flooding or increase the flood risk elsewhere where appropriate, as per Policy CC4 of LPP1.
- 10.11 There are various watercourses within the Parish, and proposals to enhance these and create new forms of blue infrastructure will be supported.

Policy NE3– Flood Risk, Sustainable Drainage Systems and Water Management

In addition to meeting the requirements set out in Policy CC4 of the Waverley Borough Council Local Plan Part 1, where appropriate, development proposals must demonstrate that they include one or more of the following sustainable drainage design features to manage the risk of surface water run off over land:

- a) permeable driveways and parking areas;
- b) water harvesting and storage features;
- c) green roofs;
- d) soakaways; or
- e) attenuation ponds.

Policy NE4 – Light Pollution and Dark Skies

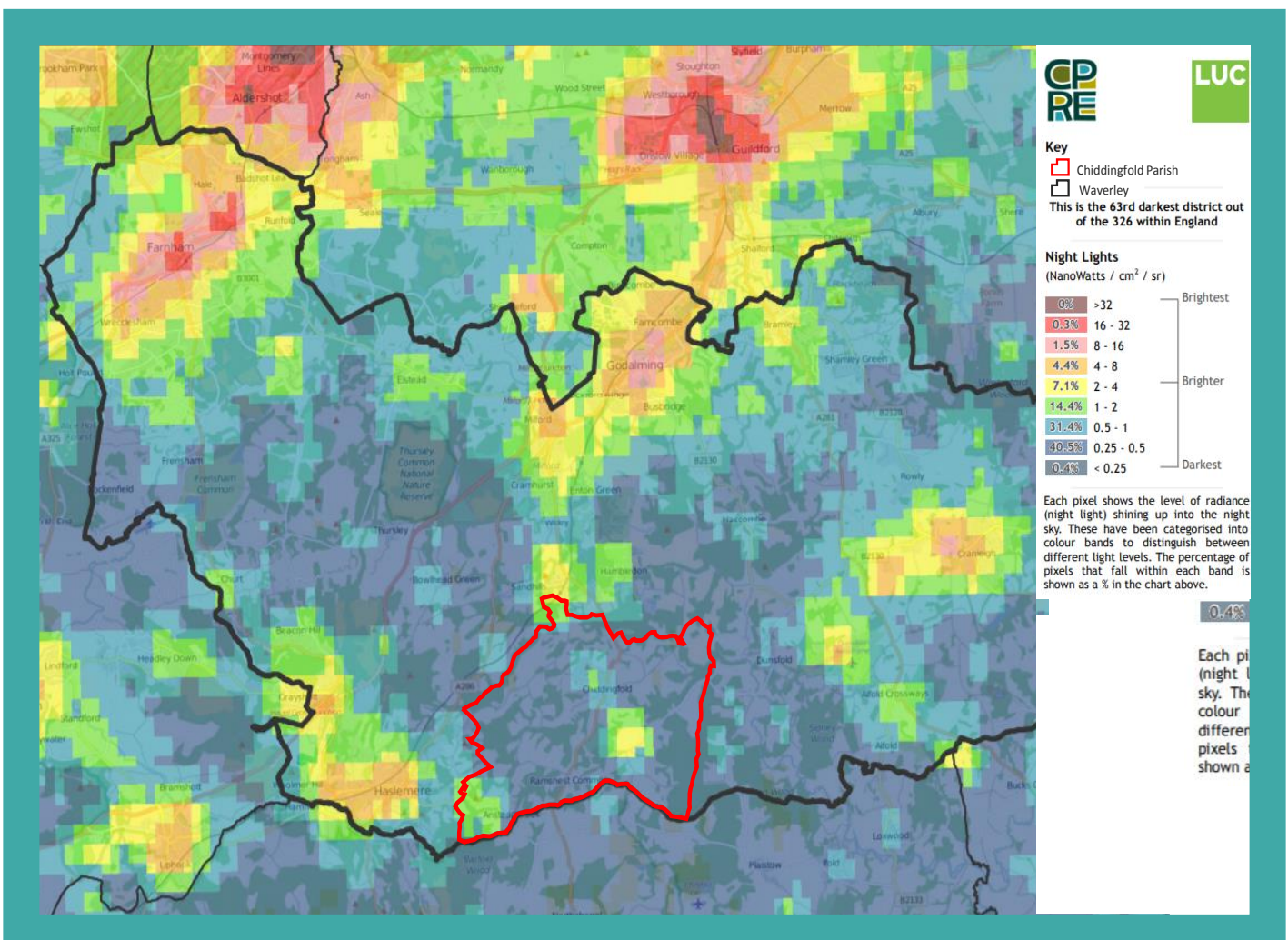
All development proposals within Chiddingfold Parish should be designed to minimise the occurrence of light pollution.

Policy NE5 – Noise Pollution

Development proposals which would endeavour to reduce noise pollution within Chiddingfold Parish will be supported.

10.12 Chiddingfold is a rural area that enjoys remarkably dark skies considering it is located only 30 miles from London. The map at Figure 10.3 produced by The Campaign for the Protection of Rural England (“CPRE”) demonstrates this fact. Light pollution presents a potential threat to our enjoyment of the countryside and its tranquillity at night, and new development should be designed to minimise this.

10.13 As a rural parish, Chiddingfold is generally a tranquil place although this is occasionally eroded through traffic travelling through the Village. This policy therefore supports the introduction of measures that are demonstrated to reduce noise emissions, such as the installation of quieter road surfaces.



11. Infrastructure

Overview

- 11.1 Chiddingfold is well served in terms of community facilities with several shops and services including: a valued Post Office, a chemist and a butchers; general grocery stores; and four public houses. It also has three churches, a well-equipped surgery, a coffee shop, a veterinary service, a hotel, and two wedding venues.
- 11.2 There is a relatively new community hall, with a regular village cinema and numerous clubs and societies for all ages.
- 11.3 There are two nursery schools and a state primary school in Chiddingfold. Adjacent settlements provide three infant, two junior, one primary and two secondary schools.
- 11.4 The Superfast Surrey Broadband scheme came to the Parish in 2014, but the fibre backbone was linked to the existing copper telephone infrastructure. This resulted in variable download and upload speeds depending on the distance from the fibre cabinet. The take-up was also significantly underestimated by Superfast Surrey and so the available capacity could not cope with demand. Capacity has been gradually increased and various private schemes, funded by residents, have enabled properties in some of the outlying areas to be connected to superfast broadband more recently.
- 11.5 A new telecoms mast was erected in 2016, which improved both basic, 3G and 4G coverage in the Village and surrounding area. The existence of this mast provides the possibility for relayed signals to outlying areas in the Parish and paves the way for upgrade to 5G. 4G also provides an alternative solution for obtaining an Internet connection in the remoter areas of the Parish.
- 11.6 Electricity supply to the Parish is routed through several heavily wooded areas. Although considerable improvements have been made, it is still not uncommon for there to be power cuts to parts of the Parish in stormy weather.
- 11.7 Water supply for much of the Parish is from Thames Water. However, the rising population in the South East region is likely to put the limited supply under stress in the next 30 years.
- 11.8 The sewerage system was upgraded with a new processing plant in the last 10 years. It is however slightly vulnerable to power cuts.

The Policies

Community Feedback

11.9 Local residents have raised concerns in relation to infrastructure in Chiddingfold. Reliability of the electricity supply has been an issue in severe weather, and, although mostly resolved now, flooding in Mill Lane and along the Loxwood Stream has been a persistent problem over the past 20 years. The quality of the landline telephone infrastructure, particularly in the more rural areas, constantly receives criticism, as does the lack of acceptable mobile signal and broadband speeds in the more remote areas.

Infrastructure Objectives

- IO1** To ensure that new development does not harm or limit the availability of high-quality infrastructure to people living and working in the Parish, and supports the provision of additional, high quality infrastructure for future residents.
- IO2** To support improvements to existing and access to future communications infrastructures in the Parish.
- IO3** To provide opportunities to deliver community-led, inclusive local facilities that help to improve social participation and cohesion in Chiddingfold.

Policy I1 – Chiddingfold Village Nursery

Proposals to relocate the existing Chiddingfold Village Nursery on land within the settlement boundaries will be supported, subject to satisfying Green Belt policy.

A strategy setting out the availability of the facilities for out-of-hours community use would be welcomed as part of any proposal to relocate the nursery school.

- 11.10 The delivery of a purpose-built village nursery would improve the quality of education available in the Parish. However, it is important that any future proposal takes account of other development plan policies and provides out-of-hours use for local community groups, maximising the value of the facility.
- 11.11 It is recommended that the relocation of the nursery school is linked with a redevelopment of the Village Hall (Policy I4).

Policy I2 – School Capacity and Facilities

Proposals to improve St Mary's C of E Primary School and to increase its capacity will be supported where:

- The proposal is an extension or alteration of existing buildings which does not result in disproportionate additions over and above the size of the original buildings; or
- The proposal is a limited infilling or the partial or complete redevelopment of the existing buildings on the openness of the Green Belt and the purpose of including land within it than existing development.

11.12 This policy seeks to ensure that new major development proposals resulting in the delivery of new housing are considerate of local education capacity. The policy recognises that what constitutes an acceptable proximity for primary and secondary schools differs, but in general terms it seeks to support future residents wishing to send their children to nearby schools that can be accessed by a range of transport methods. This is particularly relevant in relation to primary schools, where the expectation is that all children should be able to go to school in the Parish if desired by parents.

11.13 It may therefore be necessary for infrastructure contributions to be allocated to increasing capacity at St Mary's Primary School in order to make residential development acceptable.

Policy I3 – Chiddingfold Surgery

Proposals to improve Chiddingfold Surgery and to increase its capacity will be supported.

11.14 This policy is seeking to ensure new residents are able to access healthcare, especially GP services, where the intention is that all residents in the Parish should be able to use the surgery. It may be necessary for infrastructure contributions to be allocated to increasing capacity at the surgery in order to make residential development acceptable, and proposals to do so will be supported.

Policy I4 – Chiddingfold Village Hall

Proposals involving the loss of Chiddingfold Village Hall without suitable re-provision will be resisted. Appropriate proposals to redevelop or extend the Village Hall, including those providing for new kitchen facilities and external storage space will be supported where:

- The proposal is an addition or alteration of existing buildings which does not result in disproportionate additions over and above the size of the original building;
- The proposal is a limited infilling or the partial or complete redevelopment of the existing buildings on the site which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

11.15 The Village Hall is an important asset in the Parish and is used by residents for a range of events. Therefore, its protection is important to the local community in the future. CPC has identified that certain works set out in the policy would be of benefit to the local community, and these will be supported.

Policy 15 – Petworth Road Recreational Ground

Petworth Road Recreation Ground, identified as site 3 at Figure 7.1 is allocated for use as a suitable community facility (such as a green burial ground or recreational playing pitches). Proposals must be in accordance with the other policies of the Development Plan.

11.16 The site is in the ownership of CPC who intends to make use of the site for community uses. Such proposals will be supported.

Policy 16 – Mobile Telephone Masts

Proposals involving the loss of the existing mobile telephone mast at Combe Common Recreation Ground without suitable alternative provision serving local residents (inside or outside the Parish) will be resisted.

Appropriate proposals that would improve mobile telephone reception for local residents will be supported.

11.17 The mobile telephone mast at Combe Common has markedly improved the range and quality of mobile phone signal in the local area. This is important to all residents and is particularly helpful for home workers. By including this Policy, the Neighbourhood Plan is seeking to ensure that signal in the area is not worsened during its lifespan. Further improvements to mobile phone coverage will be encouraged.

Policy 17 - Broadband

Proposals to improve the delivery of superfast broadband or other high-quality Internet connectivity to the Parish will be supported.

11.18 Local residents consistently raise the benefit better quality Internet connectivity brings to the area. Therefore, it is crucial that proposals that would result in an improvement to the current broadband supply are supported, subject to not having an unacceptable impact in line with any development plan policy.

Policy I8- Power Supply

Proposals that would improve delivery and reliability of the power supply to Chiddingfold and which minimise the impact on the environment, including undergrounding power cables, will be supported.

11.19 CPC will meet regularly with SSE to discuss the performance of electricity supply in an endeavour to improve reliability of supply. Proposals to provide local generation of electricity by solar or other sustainable means will be encouraged.

Policy I9 – Water and Sewerage Capacity

All new residential development proposals will undertake an assessment to ensure that sufficient water and sewerage capacity is in place to meet the needs of the development prior to occupation.

11.20 It is important that new development has access to high quality water and sewerage capacity and that its delivery does not negatively affect the availability of capacity to existing development.

Policy I10 – Renewable Energy

Appropriate proposals that seek to provide increased capacity for renewable energy generation will be supported.

11.21 In light of WBC's declaration of a Climate Emergency and the Government's legal requirement to achieve net zero carbon by 2030, opportunities should be sought to increase the proportion of energy generated by renewable sources. Proposals for renewable energy generation will be supported within Chiddingfold, subject to being in accordance with other policies of this Neighbourhood Plan.

12. Delivery

Overview

- 12.1 This chapter sets out how CPC intends to ensure the delivery of the Neighbourhood Plan, both in terms of ensuring the right infrastructure is provided in the Parish and monitoring planning applications to ensure they are in accordance with the policies of the Neighbourhood Plan.
- 12.2 As of March 2019, WBC collects financial contributions towards local 'off-site' infrastructure (education; libraries; playing pitches and play space; sports and leisure centres; community facilities; environmental improvements) through the Community Infrastructure Levy (CIL), which was adopted in October 2018.
- 12.3 CIL allows funds to be raised from new development in Waverley while giving developers more certainty over infrastructure costs associated with developments, and councils and communities more choice and flexibility in how infrastructure is funded. As the Charging Authority, WBC sets the levy rates and decides what infrastructure most of the funding is spent on. However, parish councils are entitled to 15% (capped at £100 per Council Tax dwelling) of CIL receipts for

'neighbourhood level' infrastructure projects and where an adopted Neighbourhood Plan is in place this amount increases to 25%.

- 12.4 Section 106 agreements will be sought in association with developments where relevant to provide infrastructure contributions (above and beyond CIL) directly related to the development, such as affordable housing and highway improvement works that are necessary to make the development acceptable in planning terms.

Delivery Objectives

- DO1** To set out infrastructure needs in the Parish to ensure that neighbourhood-level CIL money is spent on projects in line with community needs.
- DO2** To monitor on-site infrastructure requirements for new development proposals to seek to ensure Section 106 Agreements address all on and off-site requirements resulting from the development.
- DO3** To monitor planning applications and provide comments in relation to conformity with the Neighbourhood Plan.

- 12.5 CPC's Infrastructure Delivery Plan will be prepared following the adoption of the Chiddingfold Neighbourhood Plan. It will be reviewed by CPC periodically to ensure it addresses local community needs and, for this reason, it is not part of the Neighbourhood Plan due to an anticipation that it will require reviewing more frequently. The Infrastructure Delivery Plan will focus on how both the Waverley and CPC portions of CIL money should be spent.
- 12.6 It is important the CIL money is fairly used across Waverley and that the Parish benefits from the money collected from projects within the Parish, rather than to have a 'net-loss' to other areas. This will be monitored by CPC.
- 12.7 WBC must seek the opinion of CPC when negotiating Section 106 or 278 Agreements following resolution to grant planning permission for major development proposals in the Parish.
- 12.8 CPC has a considerable amount of local knowledge in relation to infrastructure needs across the Parish, including site-specific needs. Much of this knowledge has been gained during the preparation of the Neighbourhood Plan. Therefore, it is imperative that CPC is involved in future negotiations between applicants and WBC.
- 12.9 Following the adoption of the Neighbourhood Plan, CPC will:
- seek to meet with applicants of major planning applications schemes to discuss local infrastructure needs and the features of the development, prior to the preparation of a planning application, through an informal pre-application advice service; and
 - monitor all planning applications in the Parish to review conformity to the Neighbourhood Plan Policies, providing representations to WBC as required.
- 12.10 The Neighbourhood Plan will be monitored on a regular basis to review its effectiveness and relevance to national and local policies. Once the Neighbourhood Plan becomes out of date, CPC will seek to review it, whether partially or in full.

Glossary

Affordable Housing

The NPPF (2019) states that affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or

decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Areas of Outstanding Natural Beauty (AONB)

An AONB is land protected by the Countryside and Rights of Way Act 2000. AONB designation protects the land to

conserve and enhance its natural beauty. Natural England are responsible for the management of AONBs. They must give advice to local planning authorities on development proposals in an AONB and are invited to make representations to emerging Development Plan Documents.

The NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB, which, alongside National Parks and the Broads, have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in the AONB.

The NPPF further states that planning permission should be refused for Major Development in the AONB other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Brownfield Land

Land which is or was occupied by a permanent structure, including the grounds of developed land (also known as the curtilage), although this land is not always appropriate to develop. Brownfield Land excludes land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Change of Use

The process of changing the use of a property from one Use Class to another, with or without the need for planning permission (see the separate definition of Use Class).

Conservation Area

An area designated by the District Council under Section 69 of the Planning (Listed Building and Conservation Areas Act 1990) as an area of Special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees in conservation areas. Designation as a Conservation Area puts an onus on prospective developers to produce a

design that preserves and/or enhances the particular qualities of the area in question.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 that enables contributions to be collected from developers to fund infrastructure improvements. It was intended to replace most of the 'off-site' contributions agreed through Section 106 Agreements (see separate definition) such as funding for education and healthcare or sustainable transport. Local Planning Authorities adopt a CIL Charging Schedule that sets out a cost per square metre of floorspace with different rates for different uses (e.g. residential, commercial or hotels). Local Councils (including Parish Councils) are entitled to 15% of CIL payments, which increases to 25% in Parishes where a Neighbourhood Plan is adopted. This money must still be spent on infrastructure, but Local Councils are entitled to determine which infrastructure projects.

Development Plan

The Development Plan is the collective term to refer to all statutory planning policy documents adopted relating to a particular area. The Chiddingfold Neighbourhood Plan will become part of the Development Plan once adopted, sitting alongside the Waverley Local Plan Part 1 and (once adopted) the Waverley Local Plan Part 2. Over time Development Plan documents are developed and replace existing documents.

Section 38(6) of the Planning and

Compulsory Purchase Act 2004 requires that decisions made should be in accordance with the development plan unless material considerations indicate otherwise.

Flood Risk Assessment

A technical report submitted in support of planning applications that assesses the anticipated impact of the proposed development on flood risk.

Green Belt

A Green Belt is a designation that affects how land may be used. The approach to managing Green Belt Land is set out in the NPPF.

A Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Green Belt status is not a reflection of the quality of rural land; it simply reflects whether that land serves the Green Belt purposes set out above.

Most forms of development are regarded as inappropriate in the Green Belt by the NPPF and therefore can only be supported in 'very special circumstances', which

are undefined and must be proposed by in support of planning applications. The following forms of development are regarded as exceptions to inappropriate development:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a Change of Use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of Previously Developed Land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where

the development would re-use Previously Developed Land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The NPPF sets out how the Green Belt should be managed. Green Belt boundaries can only be defined (or redefined) in Development Plan Documents. New Green Belts are expected to be created only in exceptional circumstances. When Green Belt sites are allocated in Development Plan Documents for new residential, commercial or institutional development to meet an identified need, they are generally 'released' from the Green Belt so that future proposals are not 'inappropriate'. This is the case for sites allocated in the Parish in Waverley's adopted planning policy documents.

Green Infrastructure

The NPPF defines Green Infrastructure as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage Assets

The NPPF defines a Heritage Assets as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated Heritage Assets, which include Listed Buildings, Listed Parks and Gardens and Conservation Areas, Scheduled Ancient

Monuments and World Heritage Sites, and 'undesigned' assets, which may be identified by the local planning authority or Parish council (including Locally Listed Buildings).

Infrastructure Delivery Plan

An Infrastructure Delivery Plan is a document that identifies infrastructure needs and priorities for a particular area, setting out how needed infrastructure will be funded and delivered. It can relate to many forms of infrastructure, such as highways, sewers, utilities infrastructure, green space, education and healthcare facilities and community halls. The Infrastructure Delivery Plan exists to add detail to the needs and priorities set out in the neighbourhood plan and to proactively set out how they will be assessed.

Listed Buildings and Structures

Listing marks and celebrates the special architectural and historic interest of a building, structure, park or garden. It also adds special protection within the planning system, so that the asset can be protected for future generations. The older a listed asset is, the more likely it is to be listed. Listed Buildings are graded into three categories:

- Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I
- Grade II* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*
- Grade II buildings are of special interest; 91.7% of all listed buildings

are in this class and it is the most likely grade of listing for a home owner.

Works to Listed Buildings that affect its characteristics require Listed Building Consent, regardless of whether Planning Permission is also required or not.

Local Green Space

The NPPF states that a Local Green Space is an area of green space identified for protection in a Development Plan Document. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Local Plan

The NPPF defines a local plan as a plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law, this is described as the development plan documents (see separate definition) adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. In the Neighbourhood Plan Area, the Local Plan is comprised of the Waverley Local Plan Part 1 and the emerging Waverley Local Plan Part 2.

Major Development

The Town and Country Planning (Development Management Procedure) (England) (Order) 2015 defines certain forms of development as Major Development. Major Development means development involving one or more of the following:

- a) the winning and working of minerals or the use of land for mineral-working deposits;
- b) waste development;
- c) the provision of dwellinghouses where—
 - i. the number of dwellinghouses to be provided is 10 or more; or
 - ii. the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) development carried out on a site having an area of 1 hectare or more.

Major Development is often treated differently within the planning system, including the statutory determination period for applications, which at 13 weeks is longer than the standard eight week period.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied.

At the time that this Neighbourhood Plan has been made, the current version of the NPPF is the document published in February 2019.

Non-designated Heritage Assets

Heritage assets that are not formally designated by Historic England but are identified as being of local value.

A map that shows the location of designations and allocations set in a Local or Neighbourhood Plan (or relevant other designations such as a conservation area). By virtue of simply providing a spatial illustration of Development Plan policies, Policies Maps form part of the Development Plan.

Public Realm

The Public Realm is commonly defined as any space that is free and open to everyone. It includes the space between and within buildings that is publicly accessible, including streets, parks and open spaces.

Special Protection Area (SPA)

An area designated by the European Union Directive on the Conservation of Wild Birds. In accordance with the Directive, authorities are to ensure that no development takes place that would have a harmful affect on an SPA, unless appropriate mitigation is proposed.

Suitable Alternative Natural Greenspaces (SANGs)

SANGS are a form of mitigation developed to mitigate the impact of residential development on certain SPAs, including in relation to the Wealden Heaths SPA. SANGs are a group of existing open spaces that are enhanced in order to attract human activity, such as dog walking or picnics, in areas away from SPAs.

Sustainable Development

The NPPF defines Sustainable Development. At a very general level, the objective of Sustainable Development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving Sustainable Development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing

our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Use Classes

The Town and Country Planning (Use Classes) Order 1987, as amended, groups common uses of land and buildings into classes. The uses within each class are, for planning purposes, considered to be broadly similar to one another. The different Use Classes are:

Part E

Class E(a) - Display or retail sale of goods, other than hot food

Class E(b) - Sale of food and drink for consumption (mostly) on the premises

Class E(c) - Provision of:

E(c)(i) - Financial services,

E(c)(ii) - Professional services (other than health or medical services), or

E(c)(iii) - Other appropriate services in a commercial, business or service locality

Class E(d) - Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)

Class E(e) - Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

Class E(f) - Creche, day nursery or day

centre (not including residential use)

Class E(g) - Uses which can be carried out in a residential area without detriment to its amenity:

E(g)(i) - Offices to carry out any operational or administrative functions,

E(g)(ii) - Research and development of products or processes,

E(g)(iii) - Industrial processes

Part F

Class F1 - Learning and non-residential institutions - Use (not including residential use) defined in 7 parts

F1(a) - Provision of education

F1(b) - Display of art (otherwise than for sale or hire)

F1(c) - Museums

F1(d) - Public libraries or public reading rooms

F1(e) - Public halls or exhibition halls

F1(f) - Public worship or religious instruction (or in connection with such use)

F1(g) - Law courts

Class F2 - Local Community - Use as defined in 4 parts:

F2(a) - Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres

F2(b) - Halls or meeting places for the principal use of the local community

F2(c) - Areas or places for outdoor sport or

recreation (not involving motorised vehicles or firearms)

F2(d) - Indoor or outdoor swimming pools or skating rinks

Not all uses of land or buildings fit within the Use Classes order. When no Use Classes order category fits, the use of the land or buildings is described as sui generis, which means 'of its own kind'. Examples of sui generis uses include: scrap yards, petrol stations, taxi businesses, casinos (these examples are not exhaustive).

Where land is or buildings are being used for different uses which fall into more than one class, then overall use of the land or buildings is regarded as a mixed use, which will normally be sui generis. The exception to this is where there is a primary overall use of the site, to which the other uses are ancillary. For example, in a factory with an office and a staff canteen, the office and staff canteen would normally be regarded as ancillary to the factory.

Windfall site

Development sites not specifically identified in the development plan.

Written Ministerial Statements

In the context of planning, written ministerial statements are written statements produced by the Secretary of State for Housing, Communities and Local Government, or a Junior Minister in that Department, that provide clarification on the interpretation of planning policy and guidance, legal judgements or other relevant matters affecting the planning system.