



HASLEMERE TOWN COUNCIL

Haslemere Neighbourhood Plan: 2013 – 2032

*Beacon Hill, Critchmere, Grayswood,
Haslemere, Hindhead & Shottermill*



This is a copy of our very first Neighbourhood Plan; re-drafted in response to community feedback from the local level Regulation 14 Consultation and now presented for its Regulation 16 Consultation at Borough level.

The following document contains the full detail of the proposed Plan, together with a list of the evidence used to formulate the policies.

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Introduction from Mayor



In 2011 the Localism Act gave communities the opportunity to have a greater influence on the planning decisions for their area by writing a Neighbourhood Plan. In 2012, a group of local volunteers proposed that a Neighbourhood Plan ("the Plan") should be prepared for the area within the Haslemere Town Council Boundary. The Town Council supported this and, in April 2013, a volunteer led organisation called Haslemere Vision was launched with the aim of preparing a plan that will help to deliver the long term goals of a balanced and vibrant neighbourhood.

Since then more than 80 volunteers have given thousands of hours of time and expertise organising public meetings, online surveys and three paper consultations involving over 7,000 households, to seek the views of local residents and other stakeholders, groups and businesses who share an interest in our area. Those involved in developing the Plan have listened carefully to the consultation responses to ensure that the Plan reflects the views of the community.

The Plan covers the area outlined in the map overleaf. Perhaps the defining joy of life in Haslemere is the ease of access to the beauty of the National Trust and otherwise designated countryside that, almost completely, surrounds it, in places reaching almost to the town centre. Haslemere Vision surveys indicated an almost universal desire to protect and cherish this. However, it inevitably results in a scarcity of developable land to provide for a growing population and the demands of modern living. Satisfying these competing objectives has been one of our greatest challenges. We hope that we have struck the right balance in the Plan that follows.

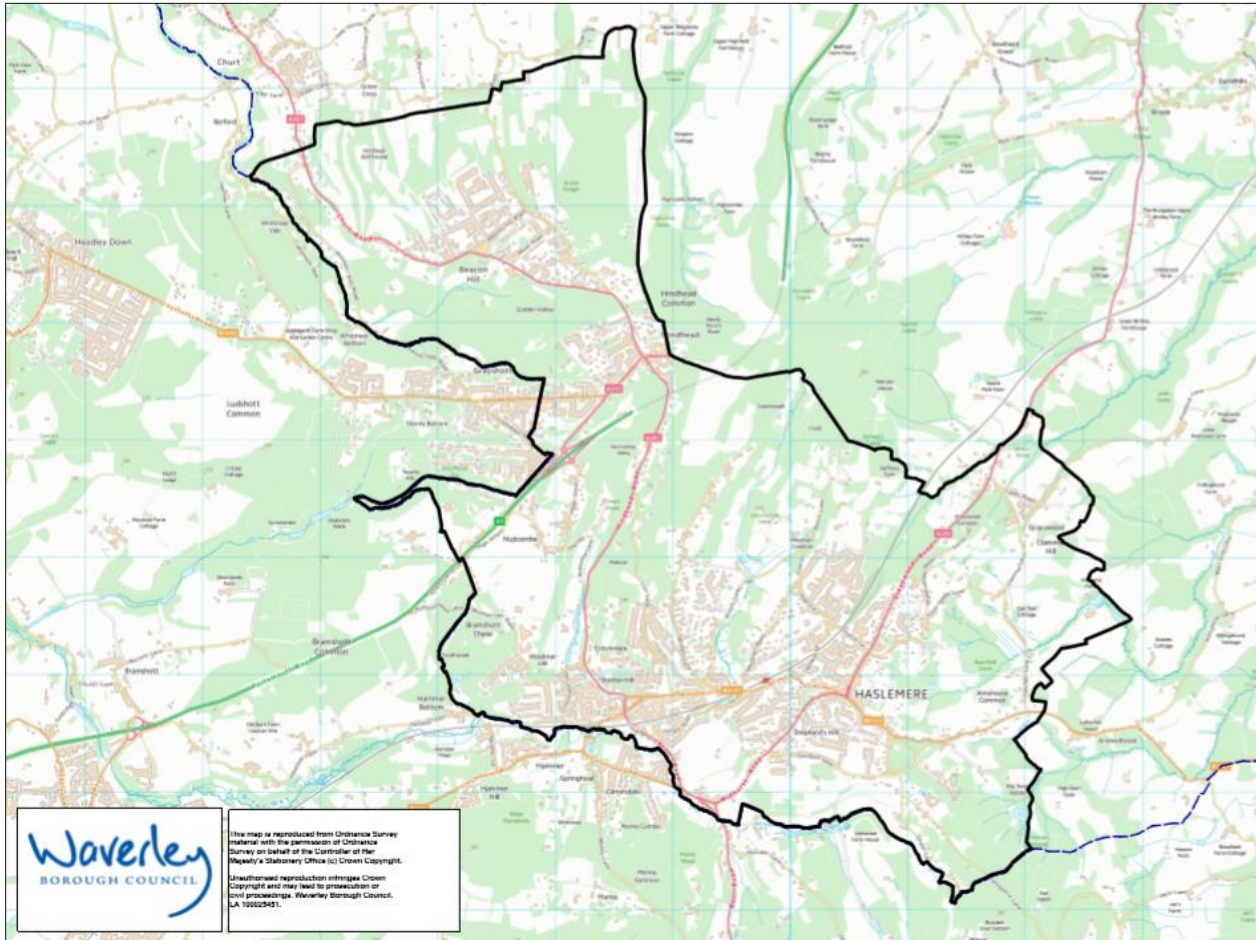
Completing the Plan has been a great achievement and we wish to thank all those volunteers who have played their part in its preparation. It has been a long road but Haslemere Town Council having adopted the Plan, are proud to commend it to all who live and work in the area.

Once adopted and accepted by Waverley (the planning authority), this will allow us to claim an increased percentage of the Community Infrastructure Levy (paid by developers) for local infrastructure improvement, plus being more robust in protecting our area against unwelcome planning applications.

Councillor John Robini
Mayor of Haslemere



The Plan Area



Navigating the Plan

There are four key sections in the following document:

Overview (Section 1) is where readers will find the Vision and Objectives which are fundamental to the Plan. It also provides a snapshot of the current situation in the area and the key challenges it faces.

Principles (Section 2) which underlie the Plan's policies and which will help understanding of the thinking behind the policies. Should developments fall outside the 'norm', it is the principles which will help keep planning decisions true to the spirit of the Plan.

Policies (Section 3) will help achieve the Plan objectives and following a successful referendum, these will be the legal rules that guide future development. They cannot make development happen however: they cannot pick a plot of land or trigger a project. That is up to land owners. Policies are guidance for progress, not progress itself.

Opportunities (Section 5) were identified by the community as important for the future of the area. These will only happen if residents make them happen. While opportunities and policies are both critical in achieving the Vision, only the policies will have legal effect (although adoption of the Plan will provide evidence of community support for the opportunities and, it is hoped, act as a spur to future action).



Section 1: Overview

Vision and objectives
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Vision and Objectives

The Government's aim for Neighbourhood Plans is to give communities "direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need". The first task, therefore, was to ask local residents and businesses about their vision for the future of the area. To do this Haslemere Vision carried out a series of public surveys and consultations between 2013 and 2016 (for more detail see the link to the Haslemere Vision Consultation results in the evidence list on page 76). Public responses enabled development of a vision for the area that represents the priorities of the local community:

Vision

That Haslemere and its villages continue to thrive for all sections of the community; that what is best about the town and its surrounding environments be protected; and that in future a larger, more diverse and vibrant local economy be accommodated with more local workers living and working in the area.

Objectives

The priorities of the local community led to the key objectives of the Plan:

- To encourage development of high quality socially and environmentally conscious housing that **meets the needs of the community** and respects the character of the area. In particular to encourage development of more homes for young people, local workers and homes suitable for downsizers
- To **protect and enrich our green spaces**, biodiversity and the natural environment that surrounds us
- To **re-balance road use**, limiting the adverse impact of motor vehicles by improving provision for off-street parking and improving facilities for alternative forms of transport
- To protect existing employment and to **encourage the development of a more diverse range of local employment opportunities** to create an increasingly vibrant and sustainable local economy

Haslemere Today

Location & role

Haslemere and the villages of Beacon Hill, Grayswood and Hindhead lie nestled in the most southerly Surrey Hills, surrounded by beautiful countryside, verdant hillsides and protected habitats. Much of the land is among the earliest acquired by the National Trust; a walkers' paradise.

The town serves as an amenities hub in the wider three-counties area (Surrey, West Sussex, Hampshire). The hospital has a catchment population of 60,000 people and the railway attracts commuters from places as far afield as Petworth and even Chichester. The Leisure Centre is the nearest public swimming pool for Midhurst, Liphook and other neighbouring communities in the three counties. Fernhurst, Camelsdale, Lynchmere and Hammer are not officially part of the Plan area but rely on our supermarkets and facilities and are key parts of our community.

As a result Haslemere is well provisioned for a town of its size and the wide catchment area yields opportunities for retail and employment. Independent shops are a hallmark of the town and retail has proved resilient in recession. There is no room for complacency however, as pressures are increasing on both the high street and on public services.

Population and Demographics

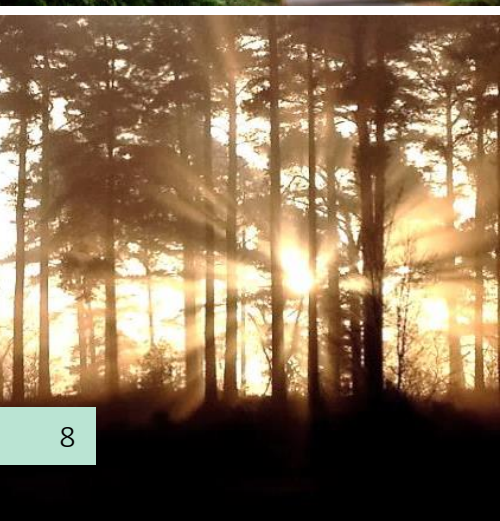
There are just over 7000 households in the Plan area, with a population of 16,826 (at the last census). Our links with London are key to the area's popularity and their convenience attracts young and hard-working families, keeping our population profile more balanced and vibrant than it would be otherwise. The downside of this popularity is that house prices are high and population growth is greater than Waverley as a whole. Local workers (with their families) and the young (20-35yrs) can find it difficult to settle in the area in which they have grown up, for the most part due to high property prices. Over the period to 2032, demographic pressures are likely to remain intense and demand/desire for family homes will remain high.

The area also has many elderly residents, a population sector that is set to grow. Some of these residents will need increased care provision and some will look to downsize to more convenient locations. Currently there are few suitable properties for this group within walking distance to shopping and amenities.





The single biggest boost for high street retailers is foot traffic



Infrastructure

Schools

Population growth in the 0-14 year age bracket has been unexpectedly high in the last decade and Surrey County Council has been working closely with local primary schools to increase space and resources. The situation at primary level is now in hand, even if growth continues at the same level. There is currently spare capacity at Woolmer Hill, the secondary school, on its 25 acre site. There are several private primary and secondary schools which serve local families.

Health

It is unusual for a town of Haslemere's size to have its own hospital, as well as three doctors' surgeries in Haslemere, Grayshott and Fernhurst. The current outlook is an expectation of investment and expansion of services, in part due to the town's position in the middle of a rural area with considerable distances to larger hospitals in Guildford, Frimley, Basingstoke, Chichester and Portsmouth.

Ensuring adequate provision and quality of health services is undertaken by the Guildford and Waverley Clinical Commissioning Group and should they deem expansion necessary there is room to accommodate it.

Community facilities

At the time of starting work on the Plan, the area over averaged in terms of community buildings, but many were underused and amenities and activities (notably for youth) were lacking. Due to huge community effort, these buildings are now providing many more facilities and are nearer capacity. Despite the loss of the Youth Campus in Wey Hill (which will be repurposed for much needed affordable housing) the area remains well provisioned and redevelopment of the Wey Hill Fairground site could provide an additional space or spaces as required at the time.

Key challenges

The first community consultations in 2014¹ identified issues important to the community. Some are outside the remit of a neighbourhood plan and have been addressed via the opportunities in Section 5. Those that can be addressed at least in part by planning policy are as follows:

Parking

Whilst most infrastructure is positioned to cope with the future, parking remains a strain, in part due to projected increases in rail travel. Overall, the challenge is to prioritize some space for daytime/shopper/residential users, whilst recognising the value of the station to the area and remaining commuter friendly. Some redevelopment of the Fairground and station areas (as detailed in Section 5 - Opportunities 1, 2 & 4) could increase parking capacity and decrease the visual impact of cars on the townscape.

¹ Haslemere Vision Phase 1 Consultation Results (September 2014) page 5

Key challenges cont.

Transport networks

Traffic volumes (whilst heavy through Wey Hill) are in line with comparable towns and villages, but roads have little scope to expand to accommodate traffic increases. Investment and planning is required to allow for innovative (non-car) solutions to mitigate congestion and future-proof the network. The single biggest boost for high street retailers is foot traffic, so solutions that make it easier and more pleasant for pedestrians would improve the town's vitality and local economy.

Employment

As in other parts of the UK, light industry has declined and home businesses have increased. The result in this area is that employment sites are being lost to residential development. Retail is still a major employer but retail space is being lost and converted or redeveloped into homes.

The area needs to diversify sources of employment (e.g. through tourism) to replace lost jobs, support current employers by preserving employment sites (where possible) and provide affordable housing for local workers.

Affordable Housing

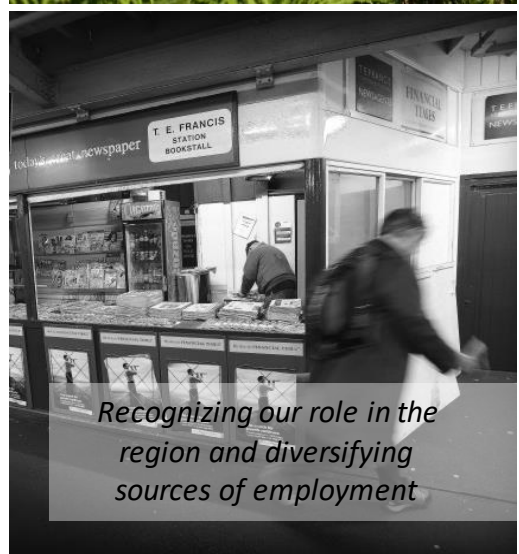
The need for affordable housing is acute in this area, where house prices are too high for many first-time buyers, young families and local workers. Local employers have highlighted lack of housing (that people can afford) as having a large negative impact on their ability to recruit or retain staff. In other words, if affluent areas wish to support retail and amenities, affordable housing is key to the mix.

Biodiversity

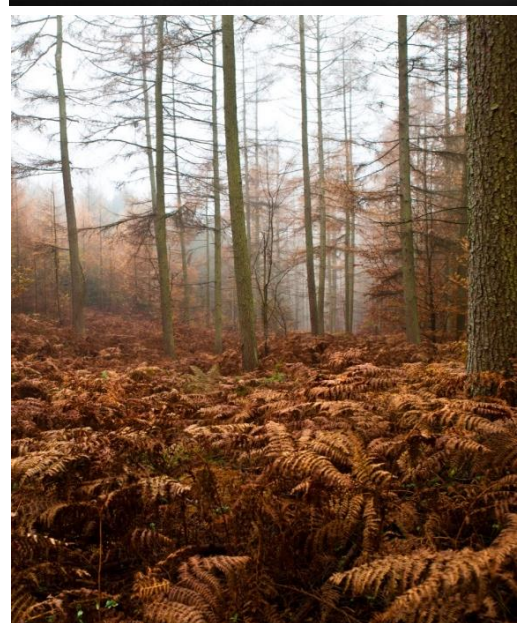
The UK is one of the most nature depleted countries in the world². Despite major works to identify and protect habitats in recent decades, wildlife has been decimated by centuries of persecution, pollution and habitat loss and steps taken have not been sufficient to halt declines. 15% of 8,418 species assessed are regarded as threatened with extinction and species identified as conservation priorities have fallen to 40% of their 1970 value.³

Haslemere Town Council's 2019 climate and biodiversity emergency motion recognizes the urgency of the situation and that climate change will continue to affect surrounding ecosystems, having a direct impact on the abundance, distribution and phenology of the plant and animal communities.

Much of the land local to the Plan area is considered of high value to wildlife conservation in Surrey, Sussex and Hampshire (ref Policy H14 maps, pages 50 & 51). We are at the heart, or intersection, of several Biodiversity Opportunity Areas. The challenge for us locally is not only to better protect these sites, but to make these immensely valuable habitats work better for the species making their homes there. Protection alone has not halted species decline, so we must find new ways to revive the natural world that surrounds us.



Recognizing our role in the region and diversifying sources of employment





The Impact of Covid 19

It is too early to know what the longer term effects of the lockdown and ongoing restrictions imposed to control the spread of Covid 19 will be but, as far as is possible, their potential effect on the objectives identified on page 6 of this document has been considered as follows:

Meeting the housing needs of the community

It is likely that the experience of home working during lockdown will accelerate the trend for office workers to work from home several days a week and commute less frequently. This together with an increase in those seeking to move away from more crowded urban living may increase the demand for larger executive homes in the area. It will be even more important therefore, to encourage the development of smaller homes including those suitable for down-sizers and, more affordable homes for local workers and first-time buyers as well.

Protect and enrich our green spaces

The likely increase in overall demand for housing of all sorts in Haslemere and the surrounding area makes the environmental safeguards in the policies proposed in the Plan even more relevant. The COVID pandemic has also highlighted the importance of access to green spaces and nature for physical and mental health.

Re-balance road use

During lockdown, issues such as the lack of off-street parking for commuters diminished, as workers stayed at home. With less traffic many more residents walked, ran and cycled locally. How far these effects will continue is unclear but it is likely that there will be an increase in walking and cycling for recreation and other local journeys. This reinforces the case for improving provisions for walking and cycling.

Encourage the development of a more diverse range of local employment opportunities

The shopping areas suffered because some businesses could no longer afford to retain premises while waiting for the lockdown to end. Home working increased and some families struggled to find space sufficient for everyone to work from home and internet capabilities became more significant to them than ever before. Once again, the possible continuing effects are difficult to predict but the likely effects seem to reinforce the general thrust of the Plan policies.

Covid 19 has had a severe adverse effect on the economy and has affected many of the “norms” described in this section of the Plan. As yet, it is impossible to determine where the changes will remain and where things will return to normal. With this in mind, there is flexibility within the Plan policies relating to the economy.



Section 2: Principles

- Principles guiding our policies
 - Delivering the required housing numbers
 - Setting a settlement boundary
 - Balancing land scarcity and housing development densities
 - Preserving the character of the town
 - Achieving a suitable housing mix
 - Managing our road network and parking needs
 - Protecting the local environment
 - Promoting a vibrant local economy

Principles

Context

Each of the settlements in the Plan area is surrounded by protected landscapes: Green Belt, Countryside beyond the Green Belt, Areas of Outstanding Natural Beauty (“AONB”) and Areas of Great Landscape Value (“AGLV”). The Wealden Heath Special Protection Area extends deep into the Plan area, so the settlements are all within five miles of this ecologically sensitive and protected region. To the south there is Blackdown and the border shared with the South Downs National Park. The value of the area’s ecology, landscapes and natural assets is unique and our responsibility to preserve it was emphasised repeatedly in responses to Haslemere Vision's consultations.

The area combines this natural environment of great diversity and beauty with good local amenities, excellent access via the A3, a fast train line to London and surrounding retail and employment centres. It is regularly described as one of the best places to live in the United Kingdom. Unsurprisingly, this makes it a very popular place to move to and property is in high demand. However, the protected countryside around the built areas, combined with past growth and a difficult topography severely limit the available land that can be used to accommodate the new homes called for by the Waverley Local Plan Part I.

This shortage of available building land, as evidenced by a survey of possible sites carried out by Haslemere Vision volunteers, the Waverley Borough Council Land Availability Assessments and the recent Waverley Borough Council ‘call for sites’, is compounded by the community’s desire to see the creation of more local employment, whilst also protecting the high quality natural environment. For instance, 65% of consultation respondents wished to see ‘as many houses as possible’ built ‘within settlements’⁴ and 73% of respondents supported the retention of similar or higher levels of employment on four of the largest currently available sites in the Plan area.⁵ Evidence from the Regulation 14 Consultation clearly demonstrated the importance to residents of ensuring inappropriate development on greenfield land does not occur.

This direct competition between use for housing, for employment and for parking and the lack of land means that the only way to accommodate these objectives is to use the existing space efficiently. As a consequence, any proposal for a change of land use must carefully consider what is being lost. This is particularly the case for any loss of employment land, already scarce in the town, or expansion into protected green spaces.

For this reason, a number of key principles were set out to guide development of the Plan policies. The policies are designed to give effect to these principles. Future development should be considered not only as to its compliance with the details of the policies but also with the overriding principles they are seeking to implement.

The fundamental purpose of the Neighbourhood Plan is to guide the use of land within the Plan area, whether planned or windfall development.

Delivering the required housing numbers

The National Planning Policy Framework (“NPPF”) requires neighbourhood plans to accommodate, as a minimum, the houses allocated to the Plan area by the local planning authority. The Haslemere Vision Phase II consultation asked the community how many houses they thought were needed in the area: minorities wanted fewer and more homes, 59% of respondents favoured ‘no more than the minimum number of homes proposed by the (Waverley) Local Plan’.⁶

The Waverley Local Plan is being delivered in two parts. Waverley Local Plan Part 1 (“LPP1”) set out strategic policies and the spacial framework (how many new homes per town) and was adopted in 2018. It recognised the constraints Haslemere faces in accommodating new development and, reflecting this, the LPP1 allocated 990

⁴⁻⁵⁻⁶ Haslemere Vision Phase II Consultation, question B1, D1 and A1 respectively



homes to the Haslemere Neighbourhood Plan area in the period to 2032. Taking into account what has already been built and approved (as at Jan 2020), and the anticipated future windfall opportunities, less than half of the allocation now remains to be met.

The Waverley Local Plan Part 2 ("LPP2") will soon be published for Borough wide consultation and will recommend the homes allocated by LPP1 be built on 'Allocated Development Sites'. Waverley Borough Council has taken on the task of assessing the environmental sustainability of potential development sites that have been proposed within the Haslemere Neighbourhood Plan area and allocating sites for development.

Reflecting the community's expressed opinion, the Haslemere Neighbourhood Plan recognises the allocated 990 homes but does not propose that more homes be built within the Plan area during the Plan period of 2013 to 2032.

Setting a settlement boundary

Haslemere town and surrounding villages currently do not have formally recognised settlement boundaries, although there are informal boundaries based on the near complete enclosure of the settlements by protected green spaces (Green Belt, Areas of Outstanding Natural Beauty, Areas of Great Landscape Value, land owned by the National Trust and the Wealden Heath Special Protection Area).

Therefore, to clarify the situation for future planning purposes the Plan proposes formal, defined and recognised settlement boundaries that maintain and contain the current urban boundaries, to protect the character of the area and prevent unrestricted growth into the countryside.

Balancing land scarcity and housing development densities

There is not enough suitable land identified within the existing built area to accommodate all the housing that the Waverley Local Plan Part 1 states is needed, unless the available sites are developed at reasonable densities and there continues to be a substantial level of windfall development.

Therefore, in order to minimise the land take outside the built area, all developments in the Plan area should consider land as a 'scarce resource'. The Plan policies seek, through their housing density guidance, to ensure any new development makes the most efficient and best use of the land (design standards permitting). This is intended to minimize the total land take required to accommodate the number of homes or employment land needed, both now and in the future.

Preserving the character of the town

Haslemere is an attractive market town. It benefits from several areas of countryside that come right into the centre of the settlement, a Conservation Area, many buildings of significant age and character and high housing quality. Together this creates a valued residential environment which underpins property values in the area as a whole. The characteristics and resources that create this positive environment have been laid out in the Haslemere Design Statement (ref the Glossary page 71). The Neighbourhood Plan builds upon the objectives of the Haslemere Design Statement which has been adopted as a material planning consideration since 17th July 2012.

Principles

Achieving a suitable housing mix

Haslemere's Housing Needs Assessment indicates that 78.5% of affordable housing need and 46.3% of market housing need is for one-bedroomed or two-bedroomed dwellings (ref Policy H6). Haslemere Vision's community consultations consistently highlighted support for greater provision of housing affordable to those who work in the area and for first-time or younger buyers. A growing need for smaller properties suitable for residents wishing to downsize was also identified. The Haslemere Community Land Trust research adds further evidence of local housing needs which should be considered with any planning application.

Therefore, the Plan seeks to encourage the development of fewer large executive houses and a greater proportion of apartments and smaller properties.

Managing our road network and parking needs

Whilst the Neighbourhood Plan legislation relates only to land use, it is recognised that many of the roads in and around Haslemere are narrow with steep banks, sharp bends and no footpaths, creating problems for all road users. In the centre of Haslemere these problems have historically been compounded by the number of station users parking on streets in a wide radius around the station with limited land available to accommodate increased off-street parking.

Haslemere station has the highest number of passengers of any station in Waverley. Pre-COVID, the station attracted 3,000 rail users and 900 cars every weekday, of which over 550 used four nearby car parks and the remainder parked in roads near the station. Rail commuters travel from Fernhurst, Midhurst and other adjacent towns and villages not served by a station. Some come from as far away as Chichester and the outskirts of Southampton. Many school children use the train during term times to travel to Guildford, Godalming, Liphook, Petersfield and Portsmouth.

The next 10 years were anticipated to see increasing demand for the station and consequently in commuter traffic and parking because of the growth of housing, including that caused by major out-of-town developments in the station's large catchment area both inside and outside Waverley Borough. Due to the COVID situation, demand has been much reduced and we anticipate it being dampened for some time. At the same time, the Government is encouraging Local Authorities to introduce sustainable transport initiatives.

Enhancements need to be made to our roads, cycle ways and footpaths to encourage the use of sustainable transport whilst preserving the character of the area and its surroundings. Therefore, under the provisions of planning policy the Plan encourages development that promotes a balanced use of our road space and increases infrastructure for sustainable transport.

Whilst many of residents' concerns about access and transport cannot be addressed by neighbourhood planning policy, specific proposals for future community actions are listed in the Opportunities section of this document (see Section 5: Opportunities – Traffic, parking and non-car transport). We hope the community will continue to play an active part in taking these forward.



Protecting the local environment

The Haslemere Neighbourhood Plan area contains areas of Metropolitan Green Belt, the Surrey Hills Area of Outstanding Natural Beauty (“AONB”) and Areas of Great Landscape Value (“AGLV”).

This part of West Surrey is a landscape meeting point of the well wooded lowland and the heathland and woodland of the higher ground to the north. The ‘Hindhead Wooded Greensand Hills’ is characterised by complex topography forming steep ridges and valleys, including the Devil’s Punch Bowl and offers some of the highest, wildest and most dramatic scenery in the Surrey Hills. There are extensive broadleaf and conifer plantations, areas of open heathland and common and small pockets of farmland in the valley with hedges and belts of trees. The ‘Chiddingfold Wooded Low Weald’ is to the north-east of Haslemere. This area consists of significant areas of woodland, the majority of which is ancient woodland, such as Oak and Ash. This is a rural tranquil landscape, with a sense of remoteness and intimacy due to woodland/tree cover.

Haslemere is unusual in that completely undeveloped open land penetrates closely into the town centre. These ‘green fingers’ of damp woodland, water and small fields with adjacent hedgerows (such as at Swan Barn) are immensely valuable and characteristic of the town. The wooded and undulating topography helps to hide the built-up area. Certain areas of the town have been designated Areas of Strategic Visual Importance (ASVIs) which seek to prevent the coalescence of the settlement and protect areas of open land that penetrate into the urban area. Examples include the wooded area between Weydown Road and Bunch Lane and the woodland between Buffbeards Lane and Vicarage Lane, south of Holy Cross Hospital.

The Neighbourhood Plan area contains or borders a wealth of important nationally and internationally protected wildlife habitats (ref maps in policy H14; pages 50 and 51). Two extensive Sites of Special Scientific Interest (SSSIs) border the town to the east (the Devil’s Punchbowl) and west (Bramshott and Ludshott Commons) which together with two other areas to the west constitute the internationally important Wealden Heaths Phase II Special Protection Area (SPA). The Thursley, Hankley and Frensham Commons SPA together with the associated Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) and the Thursley, Handley and Frensham Commons SSSI lie just beyond the northern boundary. Around thirty seven Local Wildlife Sites lie within or close to the Neighbourhood Plan area. A mix of ancient and deciduous woodland, heathland and Priority habitats play a vital role in supporting a number of rare and threatened species as well as connecting green corridors.

Parts of the Plan area also fall within two Biodiversity Opportunity Areas (BOAs) which have been identified as the most important areas for wildlife conservation in Surrey and where the main aim is to restore biodiversity at a landscape level through the protection, restoration and creation of Priority habitats.

All in all, Haslemere encompasses a natural environment notable for its geodiversity and biodiversity assets. The Haslemere Neighbourhood Plan seeks to protect these unique environmental assets from damage and loss for future residents, visitors and wildlife.

Principles

Promoting and encouraging a vibrant local economy

Waverley has a strong local service economy driven largely by the needs of a highly-skilled out-commuting workforce (28,000) who work in London and other parts of Surrey and Hampshire.⁷ However, 20,000 workers in-commute to the borough, representing a third of the available local jobs.⁸ There is a higher than average economic activity rate, a higher level of self-employment than the rest of England, a business base dominated by small and medium-sized enterprises (91% of businesses employ less than 10 people), but only modest levels of employment growth since 2010.⁹ In 2012, the percentage gap between the mean wage of those who live in Waverley, but work outside the borough, versus those who live and work in Waverley was 85% (£46,064 vs £24,900).¹⁰ In the 2011 Census, 69% of Haslemere residents were employed or self-employed; 15% were self-employed compared to only 12% in Waverley.

Land constraints and demand for new homes have resulted in the redevelopment of many employment sites for housing. The five major sites¹¹ consulted on (ref Haslemere Vision Consultation Phase II) employed at least 150 people historically. Several other recent development sites were previously employment sites.

The Waverley Employment Land Review recognised a lack of flexible B class premises that can accommodate small and medium-sized enterprises (SME).¹² Haslemere should encourage the development and siting of SME commercial office space in the town, to take advantage of the excellent railway connections, increase the number of residents working in the town and improve economic activity.

Waverley's LPP1 seeks to maintain and enhance the role of Haslemere, Farnham, Godalming and Cranleigh as the focus of shopping, commercial and social life in the borough, and as the locations to which most new development should be directed to support the delivery of sustainable communities. It recognises that meeting the retail, leisure, commercial, cultural and recreational needs of these communities is important to the continued vibrancy of these town centres. Waverley's strategy is to continue to support Haslemere's role as a convenience and service centre that meets local needs and to continue to ensure that a balance is maintained between Wey Hill and the High Street. The Plan area also includes Beacon Hill and Hindhead. Whilst Hindhead has gained some new smaller retail units since the building of the Hindhead tunnel, Beacon Hill has lost a significant amount of its retail offering. These hubs serve the needs of residents, commuters and visitors.

One of the six key themes of Waverley's Economic Development Strategy is to "Encourage a successful visitor economy that is right for Waverley". Haslemere has a key role to play. It is surrounded by Areas of Outstanding Natural Beauty, land owned by the National Trust and is a designated public transport gateway to the South Downs National Park. Therefore the Plan will seek to promote the retention of existing local employment and the growth of new employment opportunities in order to sustain a healthy vibrant community.

⁷⁻⁸⁻⁹ Waverley's Economic Development Strategy 2018 – 2032

¹⁰ Annual Survey of Hours and Earnings 2012,

¹¹ The five major sites consulted on are Baron's garage, Andrews of Hindhead, 5-21 Wey Hill, Land North of Wey Hill (Youth Campus) & West Street car park.

¹² The Waverley Employment Land Review Update 2016





Section 3: Policies

Settlement Boundaries:

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SETTLEMENT BOUNDARIES

Policy H1: Designation and purpose of the settlement boundaries

Context and reasoned justification

At present, there is no formal settlement boundary to define the built area and give effect to many of the Neighbourhood Plan policies within the Haslemere Neighbourhood Plan area, Grayswood is washed over by the Green Belt and the other three areas (Haslemere, Beacon Hill and Hindhead) are defined by the Green Belt and Countryside beyond the Green Belt boundaries. This Plan defines the settlement boundaries as the built up areas, that are bordered by the land designated as Green Belt or Countryside beyond the Green Belt. Waverley Borough Council have set new settlement boundaries in their pre-submission Local Plan Part 2 which would supersede the boundaries set in this Plan.

In the Green Belt, the National Planning Policy Framework (NPPF) states that “new development will be considered to be inappropriate and will not be permitted unless very special circumstances can be demonstrated.”¹³ Local Plan Part 1 policy RE1 protects Countryside beyond the Green Belt stating “Within areas shown as Countryside beyond the Green Belt on the Adopted Policies Map, the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.”

Much of the land outside the four settlement boundaries, defined in this plan, is also designated as Areas of Outstanding Natural Beauty or Areas of Great Landscape Value, Such land is afforded protection from inappropriate development. The NPPF states that “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which 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 these areas.”¹⁴ Waverley’s Local Plan Part 1 policy RE3 states “The protection and enhancement of the character and qualities of the Surrey Hills Area of Outstanding Natural Beauty (AONB) that is of national importance will be a priority and will include the application of national planning policies together with the Surrey Hills AONB Management Plan. The setting of the AONB will be protected where development outside its boundaries harm public views from or into the AONB. The same principles for protecting the AONB will apply in the Area of Great Landscape Value (AGLV) which will be retained for its own sake and as a buffer to the AONB, until there is a review of the Surrey Hills AONB boundary, whilst recognising that the protection of the AGLV is commensurate with its status as a local landscape designation.” The Surrey Hills AONB boundary review is expected to be completed during 2020. The Surrey Hills AONB Areas of Search Natural Beauty Evaluation¹⁵ identified 10 areas of AGLV within the Plan area that are recommended as additional areas of the Surrey Hills AONB.

65% of respondents, expressing an opinion in the Haslemere Vision Phase II consultation, wanted to ‘build as many houses as possible within settlements’ rather than on greenfield land. There is thus strong community support for prioritizing the brownfield sites within the built area before sites outside the built area. Despite this, a large site, that is within the AONB, has received planning permission.

With 528 homes completed or with outstanding permissions as at 30th September 2020, sufficient homes to meet, and probably exceed, the housing target of 990 homes can be delivered within the settlement boundaries.¹⁶

¹³ National Planning Policy Framework paragraph 142

¹⁴ National Planning Policy Framework paragraph 172

¹⁵ The Surrey Hills AONB Areas of Search Natural Beauty Evaluation by Hankinson Duckett Associates (October 2013)

¹⁶ Haslemere Settlement Boundaries and windfall topic paper

Policy H1: Designation and purpose of the settlement boundaries

Intent

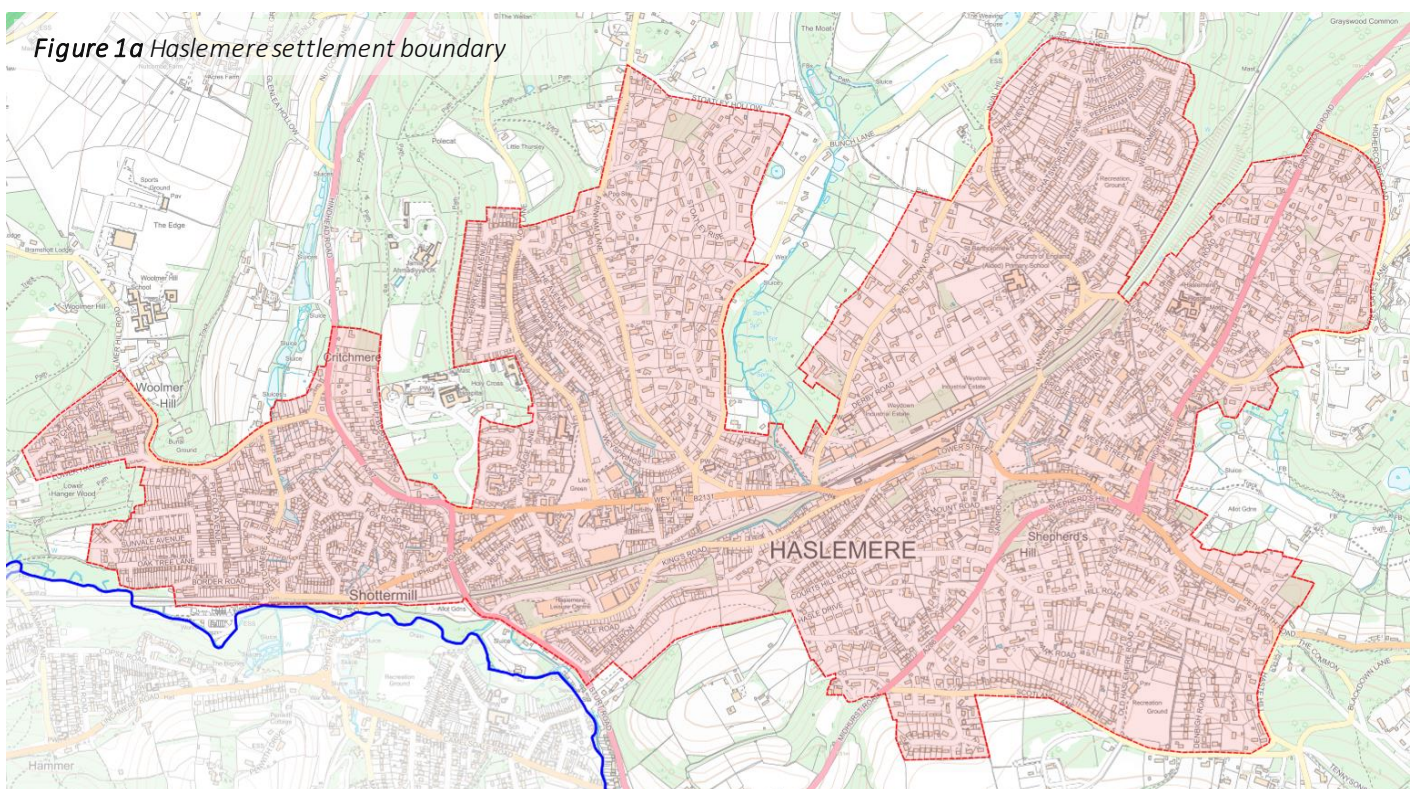
Haslemere Town Council recognises the need for more homes. The purpose of this policy is to recognise the equal significance of our green space by reinforcing the National Planning Policy Framework and Local Plan protections for land lying outside the area's settlement boundaries.

To preserve areas of high landscape quality, in particular AONB/AGLV sites which have strong distinctive characteristics which make them particularly sensitive to development.

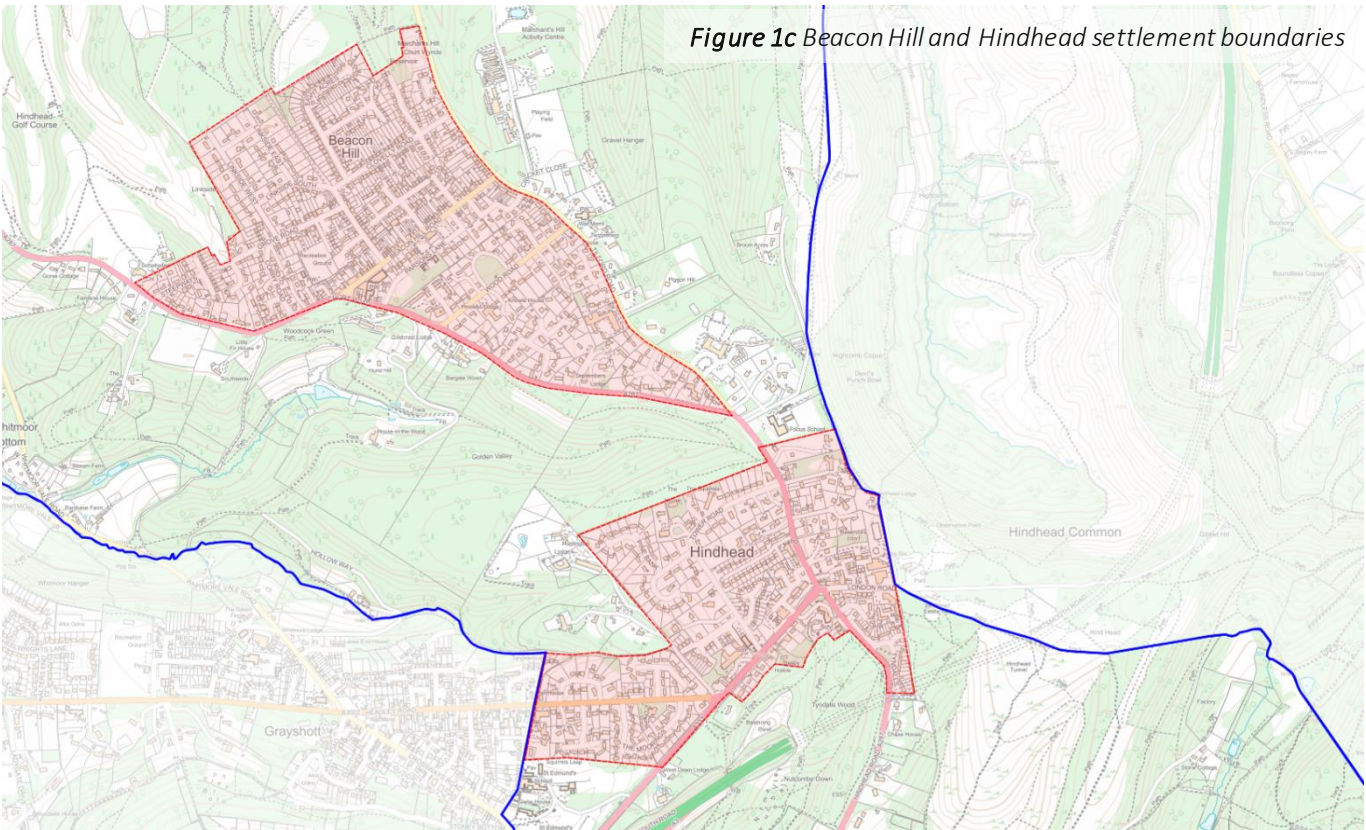
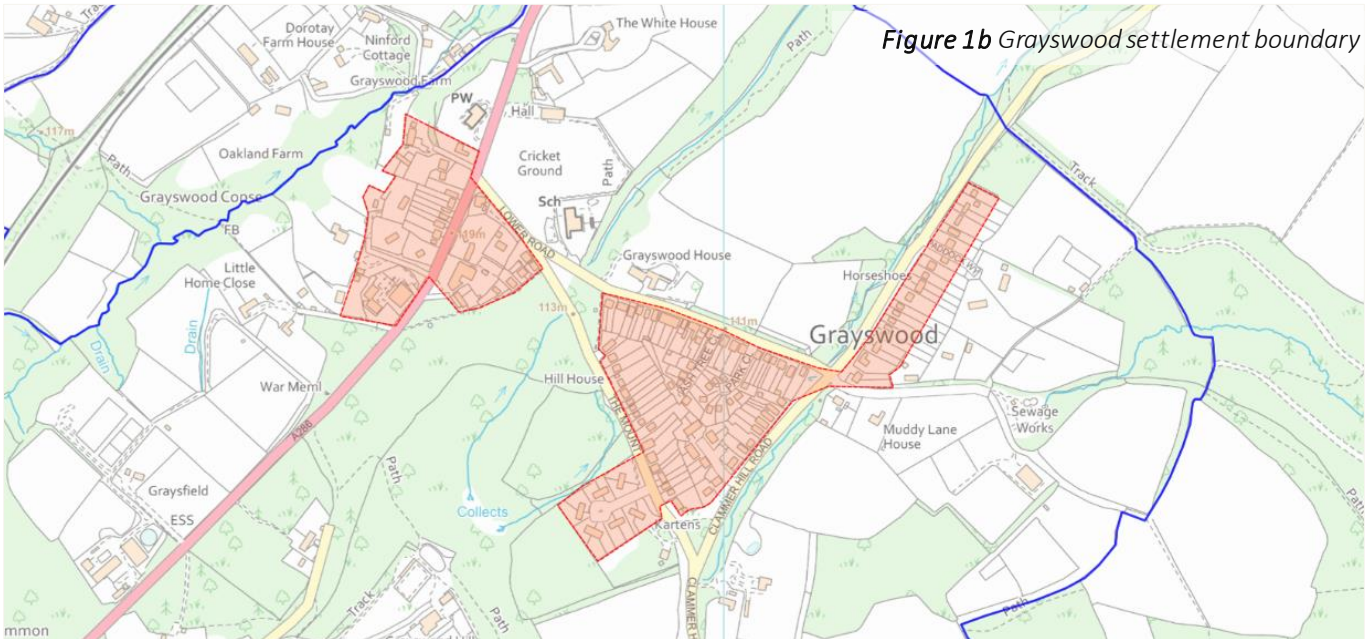
To prioritise building on brownfield sites before greenfield ones.

Policy

- H1.1** The Neighbourhood Plan adopts formal settlement boundaries within the Plan area as defined in Figures 1a-1c (below and overleaf).
- H1.2** All of the land outside the settlement boundaries is designated (Green Belt, AONB, AGLV, Countryside beyond the Green belt). There is a presumption against the development of land outside the settlement boundaries, except for development on previously built land.
- H1.3** Development on sites proposed within the settlement boundaries that complies with the other Neighbourhood Plan policies, shall be supported.



Policy H1: Designation and purpose of the settlement boundaries cont.



Policy H2: Housing density

Context and reasoned justification

To achieve the aim of building as many houses as possible within settlements rather than on greenfield land, it will be necessary to prioritise brownfield sites within the built area before sites outside the built area, and to build at densities which maximise the contribution the sites make to the housing target. The Haslemere Vision Phase II Consultation gave examples of developments in our area and the associated densities:



DEEPDENE, HASLEMERE
25 dwellings per hectare (DPH)
Mostly 3/4bed detached



ROYAL HUTS, HINDHEAD
73 DPH
Mostly 2/3bed townhouses



CLAY HILL HOUSE, HASLEMERE
(within 1km of station) 100 DPH
Mostly 2bed apartments

The Plan defines:

- High density as development of above 75 dph, and
- Medium density as 45-75 dph.

These densities will deliver an appropriate housing mix for the Plan area as there is a greater need for smaller homes (one and two- bedroomed) than in Waverley as a whole.¹⁷ Developments of apartments are more likely to achieve these higher densities whilst meeting the needs of downsizers and first time buyers. Developers should not compromise parking provision in meeting this density standard and should meet the requirements of Policy H9 Access and Transport. The provision of parking beneath developments will facilitate this. All development in the Plan Area should adhere to the 'Nationally Described Space Standards'¹⁸ to ensure there is adequate living space and permit flexible use dependent upon changing household circumstances. Given the high value of properties in the Plan area, it is expected that the higher densities can be achieved without compromising on the space standards. The requirement to apply the Nationally Described Space Standards is included in Waverley's emerging Local Plan Part 2.

To encourage sustainable development, higher densities are proposed for sites within 1km from the station since the station represents an approximate mid-point between the High Street and Wey Hill shopping areas and 1km is generally a 15 minute walk, taking into account any specific constraints such as topography. Several of the brownfield sites likely to be allocated in WBC's LPP2 are within this area (Wey Hill Fairground, Youth Campus, West St).

¹⁷ Refer to Policy H6 – Providing an appropriate mix of housing types

¹⁸ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Wed_version.pdf

Policy H2: Housing density cont.

Context and reasoned justification cont.

CPRE The Countryside Charity supports building at higher densities to reduce urban spread and make more efficient use of land. It recognises densification should respect the character of the local area.¹⁹ Developers should adhere to the guidance in the Haslemere Design Statement (Policy H7 High Quality External Design) and Policy H14 (Protecting and enhancing biodiversity through Haslemere’s Ecological Network) to ensure developments are sympathetic to the surrounding area and do not compromise or cause harm to the natural environment. WBC’s Local Plan policies already protect the Haslemere Conservation Area from development that would cause a detrimental effect, the Haslemere Hillside area from development that would diminish its wooded appearance and Areas of Strategic Visual Importance²⁰ from new development that would not maintain and enhance the area’s appearance.

The proposed densities are lower than some development that has already taken place within the plan area, and provide a compromise between making best use of the land and providing a positive residential and public environment. This policy will apply to major developments as defined by the NPPF “development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more”.

Intent

To provide more homes in the most sustainable locations in the Plan Area. To make maximum use of brownfield sites.

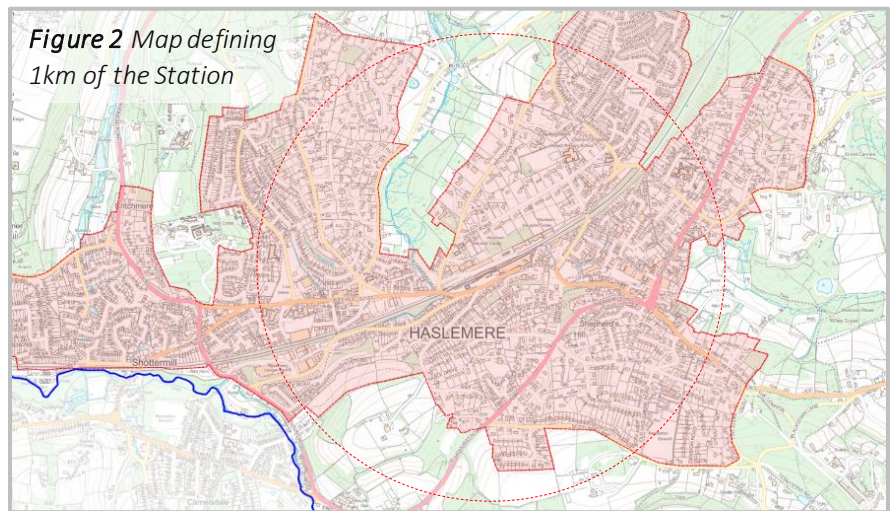
Policy

H2 New residential development of 10 or more dwellings should achieve a minimum of:

- 75 dph within 1 kilometre of the station (Figure 2)
- 45 dph within the remaining areas

Subject to achieving high quality design and being fit for the site’s setting and topography.

Development proposals that optimise the use of land shall be supported. Any development below the minimum density should demonstrate why it is the optimum use of the land for the site.



¹⁹ CPRE the countryside charity (formerly Campaign to Protect Rural England) Foresight Paper No. 6; Making the Link

²⁰ Land between Weydown Road and Bunch Lane, Land South of Holy Cross Hospital

Policy H3: Sustainable development outside the settlement boundaries or on designated land

Context and reasoned justification

The NPPF recognises that helping to improve biodiversity is an important aspect of sustainable development. The Plan area has many sensitive natural sites and much of the land is designated as within the AONB or AGLV. The formally adopted Surrey Hills AONB Management Plan is a material planning consideration for any development proposed on land designated as AONB and its Policy B4 states that “applicants for planning permission will be expected to deliver biodiversity gains as part of their proposals secured through planning conditions or legal agreements where appropriate.”

Given the unique and sensitive nature of much of the land outside the settlement boundaries (defined in Figures 1a-c) the community supports building as many houses as possible within the existing settlement. There is a presumption against development outside the settlement boundaries and on land designated as AONB or AGLV, as set out in Policy H 1.2, but should any development proposals come forward in the future which meet the exceptions contained in paragraphs 145 or 172 of the NPPF²¹ the following policy sets additional criteria for this development.

In 2019, Haslemere Town Council and Waverley Borough Council declared a Climate Emergency. WBC have set the aim of becoming carbon neutral by 2030 with all approaches to planning decisions aligned to this aim. Almost half of the UK’s carbon emissions are caused by buildings; sustainable building design and construction that contributes to optimising energy efficiency will significantly contribute to meeting this objective.

This policy sets higher standards of sustainability for development that occurs outside the settlement boundary and seeks to encourage developers to showcase the best in environmentally friendly design. All development proposals should aim to achieve these higher standards of sustainability and energy efficiency.

As all of the land outside the settlement boundaries has some designation (Green Belt, AONB, AGLV, Countryside beyond the Green belt) its monetary value is generally very much lower than land within the boundaries and therefore achieving these higher standards should be viable for developers.

The Plan encourages any proposals for developments that improve the ecological/habitat value of our land and that minimize or mitigate negative effects on the local ecology caused by future development taking place outside the settlement boundaries.

²¹ *Paragraph 145 - A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- 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.*

Paragraph 172 - Planning permission should be refused for major development 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.*



Policy H3: Sustainable development outside the settlement boundaries or on designated land

Intent

It is the intention of this policy that any developments outside the settlement boundaries on previously built or designated land are constructed in such a way as to harmonise with their surroundings and minimise their impact and disruption of the ecology and habitat that surrounds them. Development should make the most efficient and best use of these brownfield sites to minimise the need for additional future land take elsewhere.

Policy

- H3

Proposals for development on previously developed land outside the settlement boundaries or on land designated as within AONB, AGLV, Green Belt or Countryside beyond the Green Belt which satisfy a recognized exception to planning policy will be given favourable consideration where they contribute to the protection, management and enhancement of biodiversity; reduce negative impacts on ecology or habitat; and conserve and enhance landscape character and quality including:

 - i. more sustainable construction methods and high quality thermally efficient building materials
 - ii. profiles and exterior materials and treatments that reduce the impact on the visual landscape
 - iii. high standards of insulation and/or minimal energy requirements
 - iv. siting and orientation to optimise passive solar gain
 - v. onsite water storage and sewage treatment, the use of sustainable drainage systems and grey water systems
 - vi. provisions to retain, protect and enhance the species interest of the site, including commuting routes, and ensure appropriate management to preserve its landscape and ecological value
 - vii. provisions for the enhancement of an acceptable parcel of land within the Plan area in a manner that will increase wildlife and ecological value if the development proposal causes the loss of priority habitats or compromises biodiversity
 - viii. avoiding the culverting of streams or rivers within the area and, where possible, removing any existing culverts in order to seek to restore wildlife accessible stream or river margins; and
 - ix. achieving a biodiversity net gain.





HOUSING POLICIES

Policy H4: Windfall development

Context and reasoned justification

Waverley Borough Council's housing allocation for the Plan area recognises the severe constraints that our topography, existing development and valuable greenfield land impose on development. Many sites are very small and will not be considered when sites are allocated for development in Waverley's Local Plan Part 2. This is because numerous sites of less than 0.25 hectares and sites expected to deliver less than 5 homes have not been considered for allocation.²² Based on the densities that the Haslemere Neighbourhood Plan encourages, a site of 0.25ha could deliver eleven homes, subject to fitting well with the site's setting and topography.

These small "windfall" sites within the settlement boundaries are an important potential source of housing for Haslemere and take three forms, namely:

- infilling
- conversion of a large dwelling into two or more smaller dwellings
- conversion of retail or other commercial space into flats and apartments

In the seventeen and a half years ended 30 September 2020 an average of 39 dwellings per annum have been permitted on windfall sites²³ in the Plan area and there is strong community support for encouraging such development to continue. This policy seeks to encourage windfall development that meets the unmet needs identified within our local community such as affordable housing, housing for downsizers and for those on local salaries rather than the splitting of large gardens to provide one additional large detached home.

The expansion of high-density, energy-efficient houses adjacent to other high-density houses creates lower ecological damage to the environment than encroaching into surrounding AONB/AGLV. Overall, consideration needs to be given to preserving the natural environment and character of the town to avoid any potential for aggregate damage.

Intent

This policy seeks to encourage windfall development that meets identified housing needs.

Policy

- H4** Planning applications for the development of 1-9 dwellings on windfall sites within the settlement boundaries (as defined by Figure 1a-c) will be supported if they;
- Provide an appropriate mix, type and design of housing, and
 - are appropriate to the character of the area
- and will be especially supported if they meet the housing needs of the local community, in particular affordable housing for local residents, downsizers and those who work in the town.

²²⁻²³ Haslemere Settlement Boundaries and windfall topic paper

Policy H5: Provide sufficient affordable housing of the right type

Context and reasoned justification

Right to Buy schemes have enabled many occupants of council-owned accommodation to buy their home, taking the first steps to housing and financial security. Instead of building council-owned estates to replace depleted stocks, the nation has pursued a strategy of integrating affordable housing into open market developments. This avoids segregating communities but relies on commercial developers to deliver a proportion of properties priced at least 20% below market rates.

Waverley's Local Plan Part 1 Policy AHN1 requires developments of over 11 dwellings (suburban) to make a minimum of 30% of the new homes affordable. Much of Haslemere's new housing, however, will be delivered by development of small urban sites (of fewer than 10 dwellings) and will potentially fall far short of delivering the affordable housing needed here.

There is significant need throughout Waverley for affordable housing of all types, including affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership such as shared ownership and rent to buy (ref Glossary pages 69 & 71). As of October 2020, there were 67 households on the Housing Needs Register applying from Haslemere and 16 households applying from Hindhead for an affordable home to rent. This does not include households waiting for a shared ownership property (part rent-part buy). The West Surrey Strategic Housing Market Assessment (Waverley Addendum November 2015) suggested a level of 25 affordable dwellings per year for Haslemere and notes that there is a higher need for intermediate housing.²⁴

Those unable to afford housing are not only those unable to work. In this area, in particular, house prices are too high for many first-time buyers, young families and local workers. Genuinely affordable is a term frequently used today in relation to affordable housing. Genuinely affordable is generally agreed to mean that housing costs account for no more than a third of gross household income. With the high level of house prices in the Plan area homes priced at 20% below market value are rarely genuinely affordable. The Haslemere Community Land Trust Housing Survey (July 2018) provides background and evidence on this issue.²⁵ It is hoped developers will seek to provide affordable housing within the Plan area that is genuinely affordable. This is likely to be at discounts of 40 – 50% below market value.

To provide a variety of housing options and to be true to the vision, integration of affordable housing within new developments is essential. Homes should be distributed throughout the developments and use the same design and building materials as the market housing so that they are indistinguishable, i.e. be 'tenure-blind'. They should not be hidden from view.

There is a seemingly poor pipeline for affordable housing in the Plan area because many sites are too small to meet the threshold for affordable housing provision and frequently developers cite poor viability as a reason to seek to provide fewer affordable dwellings than Waverley's Local Plan Part 1 Policy AHN1 requires. It is, therefore, preferable for affordable housing stock not to be depleted through schemes such as Right to Buy. The recently formed Haslemere Community Land Trust (a not-for-profit organization) has a key advantage, in that it can specify that the housing it produces will remain affordable in perpetuity i.e. exempt from Right to Buy schemes in a way that council-owned property is not.

²⁴ West Surrey Strategic Housing Market Assessment (Waverley Addendum December 2015) – Table 13 page 9 and paragraph 1.13

²⁵ Haslemere Community Land Trust Housing Survey (July 2018).



Policy H5: Provide sufficient affordable housing of the right type

Intent

To support provision of affordable homes in the Plan area, by ensuring developments are in conformity with Policy AHN1 of the Waverley Local Plan Part 1. Furthermore, to ensure:

- that new developments within the Plan area provide the type and size of affordable homes that meet the specific needs identified for the Haslemere Neighbourhood Plan area
- a proportion of the area's affordable housing is genuinely affordable and remains affordable in perpetuity
- that in mixed developments of market and affordable homes, the affordable homes are indistinguishable in terms of external quality finishes etc.

Policy

H5.1. Development proposals which make provision for affordable homes should reflect local need and contribute to the objective of creating a mixed and balanced community. All affordable homes should be:

- provided within the development, distributed throughout the development and fully integrated within the market housing
- built using the same materials and in the same style as any market housing on the site
- such that residents of affordable homes have the same access to all communal facilities as the residents of market housing
- of a type, size and tenure that meets local needs as formally agreed with Waverley Borough Council; including provision of homes for rent, and
- accompanied by a statement demonstrating how the development addresses local affordable housing needs as set out in the West Surrey Strategic Housing Market Assessment 2015 (or subsequent updates).

H5.2 Development proposals which safeguard a proportion of the affordable homes from future sale and maintain affordability of the homes in perpetuity will be supported.



Policy H6: Provide an appropriate mix of housing types

Context and reasoned justification

The NPPF states that Local Planning Policies should reflect the size, type and tenure of housing needed by different groups in the community.²⁶ In the Waverley Local Plan Part I policy AHN3, proposals for new housing must make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up- to-date evidence in the West Surrey Strategic Housing Market Assessment 2015.

The housing consultation carried out in 2015 demonstrated an acceptance for building more smaller homes and using a housing mix similar to the data for Haslemere from the West Surrey Housing Market Assessment Waverley Addendum 2015 (Table 1 below). Haslemere has a greater need for one-bedroomed dwellings than Waverley as a whole (to compare with Waverley Housing Needs (see Table 2).

Table 1: *Haslemere Housing Needs (West Surrey Housing Market Assessment Waverley Addendum December 2015)*

	1 bed	2 beds	3 beds	4 beds
Affordable	51.6%	26.9%	19.9%	1.6%
Market	13.7%	32.6%	34.1%	19.7%

Table 2: *Waverley Housing Needs (West Surrey Housing Market Assessment Waverley Summary December 2015)*

	1 bed	2 beds	3 beds	4 beds+
Affordable	47.3%	29.2%	21.9%	1.7%
Market	9.3%	32.1%	38.2%	20.4%

Properties of this size are more suitable for young singles, couples, people starting families and residents wishing to downsize. It is evident that increasing numbers of elderly residents will wish to downsize from large houses to more modest homes and apartments (2-3 bedroomed) in Haslemere during the Plan period. If this is to be successful and truly appreciated by the downsizers, developers should be obliged to build properties closer to the centre of the town, of appropriate sizes (including modest gardens) and of internal and external quality comparable to those properties from which the buyers are downsizing.

Intent

To ensure that the mix of dwelling types and sizes required to meet the needs of current and future households in the Plan area will be achieved in relation to all larger sites of 10 or more properties and to ensure larger sites do not contain large uniform areas of the same type and size of housing which can have the effect of segregating the community. The most up-to-date evidence of housing need for the Plan area is currently in the West Surrey Strategic Housing Market Assessment Waverley Addendum December 2015.

Policy

- H6.1** Development proposals for 10 or more homes should demonstrate that the development provides an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up-to-date evidence of housing need for the area. Developers are encouraged to include smaller dwellings (one, two and three-bedroomed) to meet the needs of singles, couples, young families and those wishing to downsize.

H6.2 Development proposals for fewer than 10 which provide an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up-to-date evidence of housing need for the area shall be supported.

²⁶ National Planning Policy Framework paragraph 61



CHARACTER AND DESIGN

Policy H7: High quality external design

Context and reasoned justification

It is anticipated that at least 460 new homes (in addition to those already given planning permission) will be required over the life of the Plan. The vision for Haslemere is that the settlement continues to feel like a compact market town with an intimate atmosphere that caters for residents at all stages of their lives and retains its close integration with the surrounding natural environment. This means new housing developments must adopt sympathetic designs and sustainable design practices which protect and enrich the green spaces and natural environment. Haslemere is fortunate to have important vistas into, within and outside the town. Many comprise undulating tree-covered hillocks which conceal much of the development within the area.

There is already a rich variety of architectural styles in the Plan area and any new development should contribute to this variety while being sympathetic to the existing character of this part of Surrey. The Haslemere Design Statement was adopted in July 2012 and is a material consideration in planning decisions. It includes Design and Architectural Design Guidelines, Local Vernacular Design Guidelines and eight sets of Design Guidelines each relating to a specific area of the town. In addition to these locally developed guidelines, we wish to ensure that developers pay due regard to current relevant national design guidance, codes, standards, toolkits, award schemes etc., meeting standards and wherever viable, exceeding them. These standards include: Housing Design Awards, Homes and Communities Agency Affordable Houses Survey, Building in Context, Building for a Healthy Life (previously Building for Life 12) Manual for Streets, BRE Home Quality Mark and other relevant BREEAM schemes (ref Evidence list page 76 and Glossary page 69).

These policies are not designed to restrict development by imposing a requirement that all design must mimic one or other existing styles. Instead, they are intended to challenge developers to propose high quality design that responds to its immediate surroundings and is appropriate for the Haslemere Neighbourhood Plan area. Contemporary designs are welcomed; however, they should be of a high standard, add interest and character to the street scene and, where possible, enhance adjacent properties.

Building for a Healthy Life is the industry standard for the design of new housing developments. It contains guidance on: Integrated Neighbourhoods; Distinctive Places; and Streets for All. The standards promote our vision of a community with a distinctive local tradition, which encourages people to socialise and walk or cycle for many of their everyday needs, rather than always using the car. Over 80% of those consulted agreed that the Plan should require new builds to adhere to the Building for Life quality standards.

The Accessible Natural Green Space Standard, developed by Natural England, recommends that everyone, wherever they live, should have accessible natural green space:

- of at least 2 hectares in size, no more than 300 metres (5 minutes' walk) from home
- at least one accessible 20-hectare site within 2 kilometres of home
- one accessible 100-hectare site within 5 kilometres of home and
- one accessible 500-hectare site within 10 kilometres of home plus
- a minimum of one hectare of statutory Local Nature Reserves per 1000 population

Evidence shows access to natural green space for fresh air, exercise and quiet contemplation benefits our physical and mental health. In addition to their potential ecological value, green spaces also help us adapt to changes in climate through their role in reducing the risk of flooding and by cooling the local environment.

Policy H7: High quality external design

Intent

The policy seeks to ensure that new homes are well integrated within the town and the surrounding area. The Haslemere Design Statement is a material consideration for any developments within the Neighbourhood Plan area and the Plan reiterates the importance of following these guidelines and intends that no development will be approved that does not have full regard to the requirements of ‘High Quality Design’. In addition, the policy seeks to ensure appropriate open space in new developments and the linking of existing open spaces to create a connected network of spaces.

Policy

H 7.1 All new development must comply with the Haslemere Design Statement (https://www.haslemeretc.org/uploads/1/1/5/9/115942197/haslemere_design_statement_2012.pdf) (or its successor) and major development proposals should demonstrate how they respond to its Design Guidelines.

Development proposals should be of high quality design and respect the character and appearance of the surrounding area by:

- i. screening developments from the road using earthworks, native species green hedging and/or trees for highway boundaries wherever possible and where these are in keeping with the existing streetscape
- ii. having adequate onsite refuse and recycling storage while minimising its visual impact
- iii. ensuring surface drainage solutions that delay or prevent surface rainwater egress from the site
- iv. recognising the scarcity of land within the area’s settlement boundaries and fulfilling the intentions, regarding density, of Policy H2, while avoiding overdevelopment of the plot in relation to the characteristics of neighbouring plots in respect of built form, massing and the building line
- v. protecting the residential amenity of neighbours
- vi. integrating with the existing settlement, and
- vii. not compromising the ability of the local infrastructure to support it.

H 7.2 All new developments of 10 or more dwellings that do not meet the Accessible Natural Green Space Standard should provide additional public green space which contributes towards meeting this Standard. This green space should be connected to other open spaces within the town via safe pedestrian/cycle access.

H 7.3 Applications for major developments should be supported by evidence of how the development contributes positively to the Building for a Healthy Life standards. To help deliver Haslemere’s vision to remain an attractive, functional, and sustainable place to live, as it grows.



Policy H8: Consultation requirements for planning applications

Context and reasoned justification

It is the intention that local residents will be able to have greater involvement and influence on proposals for larger sites in our Plan area. 82% of consultees agreed the Plan should require developers of larger sites to produce a transparent development brief and evidence that they have consulted local residents before applying for planning permission.²⁷

The WBC Local Requirements list states that for major applications of 10 or more dwellings, over 1,000 sqm of floor space for commercial developments or over 1 ha of site, developers may have to provide a Statement of Community Involvement demonstrating that the views of the local community have been sought and taken into account in the formulation of development proposals. Developers are directed to the Good Practice Guide to Public Engagement in Development Schemes for further information. Requiring a development brief and evidence of consultation with the community for major developments is not considered an onerous requirement since the content will be a necessary part of the planning application. Development briefs enable the community to access information about future developments in a more user friendly way. The borough’s online planning portal contains high volumes of documents relating to applications and this frustrates users attempts to find relevant information. Good developers will often choose to consult voluntarily before commencing projects in our area.

Developers should ensure they engage with all community sectors using a variety of means and media.

Intent

To ensure the community is effectively informed and able to provide its opinions on proposed developments within the Plan area.

Policy

- H8

Any development application for major development should be accompanied by:
 - i. a published development brief, as set out in [Appendix 1](#), that provides a clear, illustrated and complete explanation of the proposals.
 - ii. evidence that the development brief has been delivered to all residential properties within an appropriate distance of the development site (this will be assumed to be 500 metres unless there are good reasons for the use of a smaller area) and advertised and made available to the wider community including online.
 - iii. a summary of the consultation process undertaken and the responses received from the community and Town Council and how any issues or concerns raised have been addressed in the proposals submitted.

Where outline planning permission with all matters reserved or outline planning permission with some matters reserved is sought and a separate application for the outstanding reserved matters is made at a later date, developers should meet this policy by ensuring consultation occurs at each stage on the matters included in each application.

²⁷ Haslemere Vision Phase II Consultation, question N5





INFRASTRUCTURE

Policy H9: Access and transport

Context and reasoned justification

Local residents own a great many cars. According to the 2011 Census, 48% of Haslemere residents had access to two or more cars or vans. A study of traffic flows²⁸ in the town showed the heaviest traffic occurs between 10am-4pm with a peak passing the station at 3-4pm suggesting a relationship with the school run and with use of shops and local amenities. Peak volumes give rise to traffic tailbacks at pinch points in Wey Hill up to the traffic lights by Tesco and to a lesser extent, along West Street to Haslemere High Street and at the junction of the A287 and Critchmere Lane. Despite traffic reductions during the 2020 COVID crisis, congestion is projected to rise to previous rates.

In this context there are two new foot/cycle routes whose creation should be prioritised: The first concerns Haslemere town's two distinct shopping areas, the High Street and Wey Hill, each with its own mix of shops, amenities and parking areas, with the station halfway between. This leads residents and visitors to travel by car from one end of the town to the other thus adding to the congestion. Responses to Haslemere Vision's consultations indicate a strong desire to improve the connection between the two sides of the town and, in the process, to achieve a better balance between the needs of car users and those of other road users and pedestrians. 62% of respondents supported a suggested pedestrian link between the High Street and Wey Hill.²⁹

The second concerns a link between the station and the Devil's Punchbowl which would enhance Haslemere's reputation for green tourism and its standing as a gateway to the South Downs National Park. 64% of respondents to Haslemere Vision's Phase I consultation favoured promoting Haslemere as a visitor and tourist destination.

Whilst new developments in the area will be required to leave space for these new routes, for the sake of clarity, it shall not be mandatory to provide a new foot or cycle path across any private land. Options for each route can be considered and the most appropriate can be actioned, dependent on what land/opportunities come forward.

Pedestrian/non-motorised (including electric cycles) access to town and village centres and to the countryside from every part of the settlement should be promoted. Many previous developments in the area have severed existing access, or walled off routes that would now be useful. Developers are therefore now required to include sustainable access across sites, avoid severance of this access and to plan for potential future routes, remembering that the more route options available, the more it encourages regular active travel.³⁰ Policies therefore aim for high levels of connectivity with gaps left for future pathways spaced at small walkable distances, as appropriate for the site.

When Community Infrastructure Levy money is available, it is expected that funds will be allocated to schemes close to new development; these may fund improvements to our transport network and streetscape or contribute tangibly to the Traffic, Parking and Non-Car Transport Opportunities set out in Section 5.

Intent

This policy aims to limit the growth of motorised traffic, so making Haslemere a more attractive, welcoming and accessible destination for all who seek to use its facilities. It also seeks to extend and improve routes and facilities for pedestrians and cyclists and encourage the use of public and non-motorised transport in the town. Its provisions ensure new development contributes to enhancing the streetscape and to promoting a shift from car transport. It encourages improvements to infrastructure for public, commercial and alternative transport modes and their connections to surrounding destinations and places of interest.

²⁸ Haslemere Traffic Flows Summary link in Evidence list page 77

²⁹ Haslemere Vision Phase II Consultation, question J1

³⁰ The Urban Design Compendium – The Walkable Neighbourhood, The Street Network and the Movement Framework

Policy H9: Access and transport

H9.1 Proposals for new housing must ensure that they are well and safely connected with the existing settlement. All new developments shall provide:

- sufficient off-street car parking (reference WBC Adopted Parking Guidelines 2013 as a minimum guide) so the need for on-street parking does not increase
- safe accessible on-site storage for cycles except where it can be demonstrated that there will be no such need (e.g. sheltered housing)
- safely located access for pedestrians, cyclists and non- motorised transport and;
- safe provision for electric car and bicycle technologies, including external power points

H9.2 All major development including non-residential development is to:

- provide safe, direct routes for pedestrians and cyclists from the site to existing routes
- make improvements to existing pedestrian and cycle access immediately adjacent to the site at the time of build
- provide a travel plan to demonstrate how the development will improve local traffic and pedestrian management. (Surrey County Council have published guidance on writing travel plans which should be referred to) and;
- not contribute to traffic congestion; the plans for avoidance of which will be demonstrated in the travel plan

Opportunities to facilitate safer pedestrian and/or cycle paths linking community assets in the Plan Area (e.g. the Shopping areas, the Station, the Library) and to foot/cycle paths leading to the South Downs National Park and other local attractions will be welcomed.

H9.3 Any development proposals that result in new, alterations or renewals to road and/or pavement layouts should improve the public realm by:

- increasing priority given to non-motorised modes
- facilitating active travel and;
- improving access to public transport

Such developments should be encouraged, even if the result is only piecemeal improvement, since over time these may achieve much of what a strategic redesign might achieve. (Developers are recommended to refer to the Building for a Healthy Life standards: Walking, cycling & public transport, Well defined streets & places, Healthy Streets and Cycle & Car parking and to implement these suggestions as far as possible).

H9.4 i. All development should preserve existing pedestrian through routes or re-route them sympathetically to the pedestrian/cyclist experience and desire lines and;

ii. any commercial development or new development of 5 or more dwellings should;

- maximise options for street connectivity
- provide a statement outlining their approach to street connectivity to accompany their planning application and;
- design options for future connectivity into the site by leaving 2m gaps in exterior boundaries at least every 150m or in between every 5-10 dwellings (as appropriate to the site) suitable to accommodate future public pedestrian and cycle through routes to the town centre or any green space accessible to the land



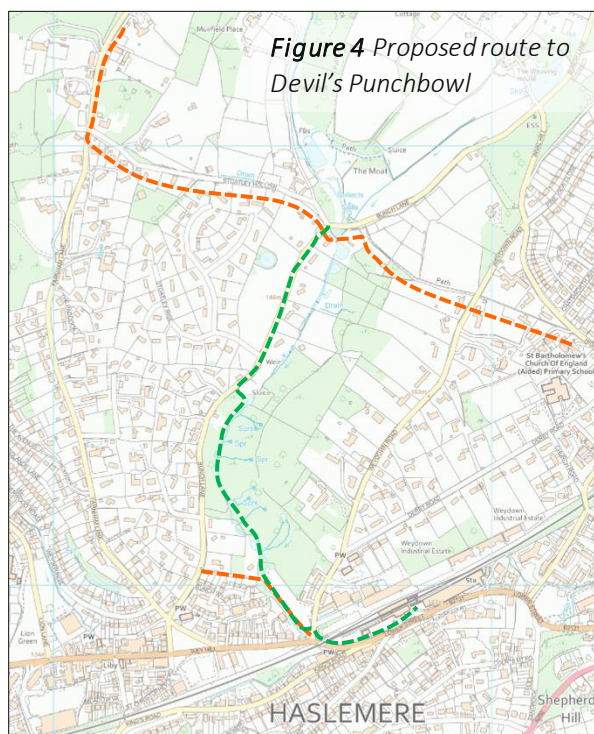
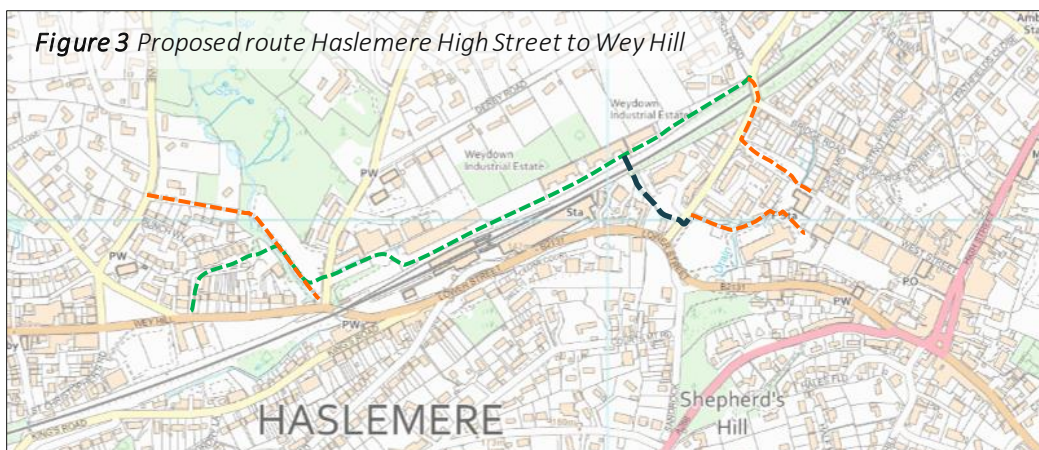
H9.5 Proposals that address the following will be supported:

- provision of additional off-street parking for shopping areas and residents (particularly where residents only have on-street or public parking) provided the visual impact of cars and car park structures are reduced, either by locating underground or by screening
- improved access for pedestrians and non-motorised transport to the Station

H9.6 Any development near the proposed new footpath/cycleway routes identified in Figure 3 Haslemere High Street to Wey Hill and Figure 4 Station to Devil's Punchbowl (see maps below) should:

- be designed to ensure that these routes are not severed by new developments
- improve or extend these proposed new routes
- not aggravate the creation of proposed new routes and;
- create new rights of way over these new footpath/cycleway routes

Routes proposed as part of new development that achieve the goal of linking the locations and do so in a way that provides a better and shorter experience for pedestrians and cyclists, can be considered as alternative options.



LEGEND

- Proposed footpath-cycleway ---
- Prop. footpath-cycleway (option) ---
- Existing foot/cycle routes ---

Policy H10: Water and connectivity

Context and reasoned justification

The Plan area is within the Thames Water’s Guildford Water Resource Zone (WRZ). The Water Resource Management Plan 2019 indicates that the Guildford WRZ will have supply-demand deficits under dry year peak week conditions from 2025 onwards mainly driven by population growth. This will be mitigated by proactive promotion of water efficiency, high levels of household smart meter usage, financial incentives for companies that have smart meters installed and infrastructure works that will increase supply.

In Haslemere, there have been severe water supply shortages from time to time with some residents experiencing complete loss of water in their homes. Future development is likely to create increased pressure on water resources in the Plan area and there is a need to ensure there will be sufficient capacity to serve the need.

Waste water and sewage infrastructure is also essential to any development and failure to ensure any required upgrades are delivered alongside the development could result in internal and external sewer flooding and pollution to land and water courses. Planning Policy Guidance states that when there is a capacity constraint and improvements in off-site infrastructure are not programmed, planning permission will only be granted where appropriate infrastructure improvements will be completed prior to occupation of the development.

The NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.³¹ Even before the Covid 19 pandemic, the Plan area, with its higher level of self-employment than the rest of England, had seen a growth in the need for suitably provisioned workspaces within the town. During the pandemic lockdown it has become the norm for members of a household to simultaneously require telecommunication and internet connection. Ensuring new development has adequate telecommunications and information technology infrastructure is essential especially since working from home is likely to continue even once the threat of Covid 19 has been brought under control.

Intent

To ensure water and waste water network infrastructure reinforcement is carried out prior to occupation of a development.

To ensure developments provide adequate high quality communication infrastructure.

Policy

- H10.1** Developers should ensure they contact the water/waste water company at the earliest opportunity to discuss their development proposals and intended delivery programme to assist in identifying any potential water and waste water network infrastructure reinforcement requirements. Where there is a capacity constraint, phasing conditions will be applied to any planning approval to ensure that any necessary infrastructure upgrades are delivered before the occupation of the relevant phase of development.

H10.2 All new developments should provide up to date information technology and communications infrastructure to accommodate the growing numbers of people who work and/or study from home.

³¹ National Planning Policy Framework paragraph 112





LOCAL ENVIRONMENT

Policy 11: Trees, woodland and hedgerows

Context and reasoned justification

Haslemere occupies a unique location, with the South Downs National Park abutting the town's southern edge and Surrey Hills Area of Outstanding Natural Beauty (AONB) wrapping around the remaining three sides of the town. Trees, woodlands and hedgerows constitute key features of the town's character, landscape and natural beauty. They also play a vital role as wildlife corridors and stepping stones in connecting the many designated nature conservation sites and other green spaces found across the Neighbourhood Plan area. The broader benefits of trees and woodland in mitigating climate change, reducing pollution, lowering flood risks and providing a sense of place and community are increasingly recognised along with their positive impact on human health and well-being. For all these reasons, the local community regards Haslemere's trees, woodland and hedges as being an integral part of what makes the town such a special place to live and wishes to see these assets protected for the benefit of future generations.

Haslemere lies within the Surrey Character Landscape Area GW5 (Hindhead Wooded Greensand Hills) which is characterised by a complex topography of steep ridges and valleys, including the Devil's Punch Bowl. Almost half (48%) of the Plan area is heavily wooded with large, continuous blocks of deciduous woodland, including Oak and Birch, and extensive areas of coniferous plantations. Within the woodland there are pockets of heathland and small scale, mainly pastoral, fields bounded by intact hedgerows.

Gaps in the woodland cover allow long distance views, particularly from higher ground, over the wider landscape to the north and east, such as from the edge of the Devil's Punch Bowl and Gibbet Hill. Viewpoints entering and within the town are often framed by trees and garden plantings. There are many points in the surrounding countryside from which wide vistas of woodland and extensively grazed fields can be seen. The main approach roads (Midhurst Road, Petworth Road, Grayswood Road, Hindhead Road and Liphook Road) are characterised by 'tunnels' of woodland, with outlying houses concealed by trees. The nearby hamlets and villages of Hammer, Camelsdale, Hindhead, Critchmere and Grayswood are only tenuously separated from the main town, yet the outskirts are semi-rural overall with woodland broken up by the occasional garden.

The combination of trees and undulating topography is an integral part of Haslemere's character that is recognised in several local landscape designations. Parts of the town have been designated as 'Areas of Strategic Visual Importance' (ASVI) because of their role in preventing the coalescence of the settlements and in protecting areas of open land that penetrate into the urban area. The ASVIs include the wooded area between Weydown Road and Bunch Lane and the woodland between Buffbeards Land and Vicarage Lane, south of Holy Cross Hospital. They constitute two of the 'Special Green Areas' identified in the Haslemere Design Statement which has been adopted by the Waverley Borough Council as a material consideration. These areas create green screens between residential developments and are particularly visual on numerous approaches to the town.

Haslemere Hillside is another local landscape designation originally identified in the Waverley Borough Local Plan 2002 under Policy BE4 and retained in LPP1 for consideration as part of LPP2. It is intended to protect the wooded hillside to the south of Haslemere High Street that acts as an important green backdrop to the Haslemere Town Centre Conservation Area. Further protections for individual or groups of trees and woodland are provided by the Conservation Area designation and the various categories of Tree Preservation Order.



Context and reasoned justification cont.

In addition to its landscape and amenity value, Haslemere's green network of trees, woodland and hedgerows is vitally important in connecting the many designated nature conservation sites and other green spaces that lie in and around the town. The area is rich in ancient woodland, an irreplaceable, wildlife-rich habitat, supporting large numbers of species, some rare or threatened. Between developed areas, trees, scrub and established hedges of mainly indigenous species form corridors where wildlife can shelter and disperse. The protection and enhancement of these unique biodiversity assets is specifically addressed in Policy H14.

Development has the potential to cause damage or loss of trees and hedgerows as well as the opportunity to enhance these assets for future generations. Public consultations confirmed many residents are particularly concerned about loss or damage to mature trees on development sites prior to planning permission being given, as well as the need to provide adequate long term management and maintenance of trees and hedges post-construction.

Intent

This policy aims to protect trees, woodland and hedgerows within the Plan area in order to:

- conserve and enhance the landscape and scenic beauty of Haslemere as well as the Surrey Hills Area of Outstanding Natural Beauty and its setting;
- support their role in delivering critical ecosystem services to benefit future generations, including through the retention of biodiversity; increasing carbon storage; reducing flood risk; improving air and water quality, protecting soil and contributing to human well-being.

It seeks to build on existing policy protections set at national and local level, including the NPPF 2019, the Hedgerow Regulations 1997, Waverley Borough Local Plan Part 1 2018 (Policies RE3, NE1 and NE2), Waverley Borough Emerging Local Plan Part 2 (Policy DM8) and the Surrey Hills AONB Management Plan, and provide additional safe-guarding measures especially in the context of development. These include the long term management and maintenance of trees and hedges on sites post-construction where there is a particular need to ensure that any new plantings are provided with sufficient support to ensure that they survive and thrive, including but not limited to mulching, watering, feeding, loosening ties, wind-firming or weeding, as necessary.

Policy

- | |
|---|
| <p>H11.1 Development proposals will be supported where they conserve and enhance trees, hedgerows and woodlands.</p> <p>H11.2 Development proposals should avoid damage to or loss of mature or semi-mature trees other than in exceptional circumstances.</p> <p>H11.3 Development proposals that add, retain and protect substantial native hedgerows will be supported. Landscape proposals that retain 'important' hedgerows within areas of public open spaces, will be supported, in order that the hedge's integrity can be maintained by the responsible maintenance agency.</p> |
|---|

Policy H11: Trees, woodland and hedgerows

H11.4 Development proposals that affect trees, hedgerows or woodland should demonstrate they have been informed by a full site survey conducted by a qualified arboriculturist or ecologist, and include a management plan. The site survey should include an Arboricultural Impact Assessment and associated Tree Protection Plan. A draft Arboricultural Method Statement should be provided for any scheme requiring access or development operations within recognised areas of tree rooting constraint. The site survey should also include details of existing canopy cover.

The application should contain a detailed Landscaping Plan, including the type, age and proposed location of any new trees to be established on the site. This plan should set out the canopy cover that will be achieved once the trees reach maturity and how long this is expected to take. The canopy at maturity should be at least 25%. The Plan should also set out the soil volume each tree will require in order to achieve the proposed canopy cover and how the soil volume will be achieved. Where planted into the ground, only the top 60 cm may be included in the soil volume calculations. The submission should show existing and proposed underground services where these may impact on soil volumes.

Trees proposed for removal should be specified in a Tree Removal Plan. Replacement planting should be specified in a Tree Planting/ Landscaping Plan.

All landscaping and replacement planting specified within the application as permitted should be completed before the dwellings are occupied and this shall be covered in an appropriate s106 requirement.

All development must be undertaken in line with the British Standard 5837:2012 'Trees in relation to design, demolition and construction – recommendations'; and all tree works should be carried out in accordance with British Standard 2998:2010 'Tree Work Recommendations'.

H11.5 Development proposals should demonstrate that appropriate protection measures are in place prior to any work on site and throughout the development process, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated.

Development proposals should provide adequate protection zones and buffers around existing hedgerows and trees to prevent damage to root systems, taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees.

H11.6 i. Where intentional or accidental loss of or damage to trees, woodland or hedgerows occurs prior to or during development of any site, appropriate replacement or compensatory planting will be required. Consideration should be given to the use of appropriate tree valuation methods such as i-tree or CAVAT to help ensure replacement trees are of at least equivalent value.

ii. Replacement planting should be suitable for the site conditions, use native species where appropriate, and be informed by and contribute to local character. Consideration should be given to planting a wide range of trees and plant material sources that increase genetic diversity and maximise resilience to pests, diseases and climate change. Replacement planting should also seek to enhance habitat linkages and ecological networks, maximizing opportunities for net biodiversity gains.

iii. Replacement planting should be undertaken on at least a one-to-one basis and such that the final canopy cover of the replacement trees is not less than that of the replaced trees unless it can be clearly shown that this is not practicable. New trees should normally be planted on the site. Under some circumstances, however, off-site replacement planting within the Plan area may be acceptable and the Council will consider each situation separately.

H11.7 Developments of 10 or more dwellings and developments with significant areas of communal land or particularly important planting will be required to make appropriate provision for future management and maintenance of the communal areas including trees and hedgerows. Developers will be required to propose a mechanism for providing these services that specifies how they will be paid for and who will be legally liable. The proposal should include a requirement to periodically report on the implementation of the Landscaping Plan, the ongoing maintenance plan and any conditions relating to trees, hedgerows or landscaping attached to the granting of the permission.

Context and reasoned justification

The invention of artificial light has done much to safeguard and enhance our night-time environment but, if not properly controlled, obtrusive light (or ‘light pollution’) can present both physiological and ecological problems. Given the large amount of countryside and ecologically valuable land surrounding Haslemere it is desirable that as far as possible these natural areas enjoy dark skies at night and that the bleed of light from built areas and roads is minimised, for the benefit of wild life, residents and visitors. To our south the South Downs National Park was designated an 'International Dark Sky Reserve' in 2016 and is one of only sixteen such reserves worldwide.

Sky glow, the brightening of the night sky, glare and the spilling of light beyond the boundary of the area being lit, are all forms of obtrusive light which may cause nuisance to others and waste money and energy. It is a form of pollution, which can be substantially reduced without detriment to the lighting task. Over lighting is a major cause of obtrusive light and is a waste of energy. There are published standards for most lighting tasks, adherence to which will help minimise over lighting and the upward reflection of light. There is no reason these should not be set as a minimum standard for all new developments and light replacements in the Plan area.

The Institute of Lighting Professionals (ILP) has produced guidance on obtrusive light which sets out specific constraints for lighting within environmental zones (Table 3). Within each zone, targets are applied for skyglow, light intrusion, luminaire intensity and building luminance. The Plan requirements are based on this guidance and advice from the South Downs National Park Dark Skies Officer. Planners and developers are asked to consider this guidance as a minimum requirement and to seek to reduce general light levels and over-lighting wherever possible to reflect the rural nature of our area.

Table 3: Environmental zones for control of obtrusive light

Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark SQM* 30.5+	Astronomical Observable Dark Skies, UNESCO Starlight Reserves, IDA Dark Sky Places
E1	Natural	Dark SQM 20-20.5	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc
E2	Rural	Low district brightness SQM ~15-20	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night time activity

Source: Institute of Lighting Professionals (ILP) Guidance Note GN01/2020 Guidance notes for the reduction of obtrusive light. *SQM = Sky Quality Measurement referenced by the International Dark Sky Association (IDA).

Artificial lighting has been shown to have an adverse effect on our native wildlife, particularly on nocturnal species. These detrimental effects are seen most clearly in bats where artificial light can disturb bats at the roost, affect feeding behaviour and use of commuting routes. In invertebrates, artificial light significantly disrupts natural patterns of light and dark, disturbing feeding, breeding and movement which may reduce and fragment populations. Many UK bird species are particularly sensitive to artificial lighting including long-eared owls, black-tailed godwit and stone curlew. Other examples include changed behaviour in migratory fish, amphibians, and some flowering plants among others. Guidance on understanding and minimising the effects of artificial light on wildlife is available from various sources including The Institute of Lighting Professionals, The Bat Conservation Trust, Buglife and The Netherlands Institute of Ecology.



Policy H12: Dark skies

Intent

The Neighbourhood Plan wishes to prevent further light encroachment into undeveloped areas and whenever possible reduce existing light encroachment at times when renewal or replacement of any private or public lighting or lighting of new developments occurs.

It is intended that all areas outside the settlement boundary should seek to deliver to level E1 unless there are clear and specific reasons why it may be dangerous to do so. Areas within the town centre and main roads through the town (see Figure 5) are permitted where necessary to adhere to E3 standards. They include the station and the main shopping areas in the High Street, West Street, Wey Hill, Lower Street, Beacon Hill and Hindhead that are significant pedestrian/cycle routes. In all other areas, within the settlement boundary, a minimum of the E2 standard should be used.

Policy

- H12** Development proposals will be supported that are designed to limit the impact of light pollution by:

 - i. Meeting or exceeding the Institute of Lighting Professionals guidance for the environmental zone in which they are proposed (see Figure 5)
 - ii. Having regard to the following hierarchy:
 - a. avoid the installation of additional lighting
 - b. install lighting necessary for its intended purpose or use at the lowest practical lumens value and avoid adverse impacts where possible
 - c. appropriate mitigation of adverse impacts
 - iii. avoiding unnecessarily visible lighting in designated wildlife sites or the surrounding landscape. Particular care should be taken in ecologically sensitive areas such as near ponds, lakes, rivers, areas of high conservation value; sites supporting particularly light-sensitive species of conservation significance and habitat used by protected species. In these situations, installation of appropriate lighting should be guided by the nature of the species found on or close to the site.
 - iv. avoid building designs that result in increased light spill from internal lighting without suitable mitigation

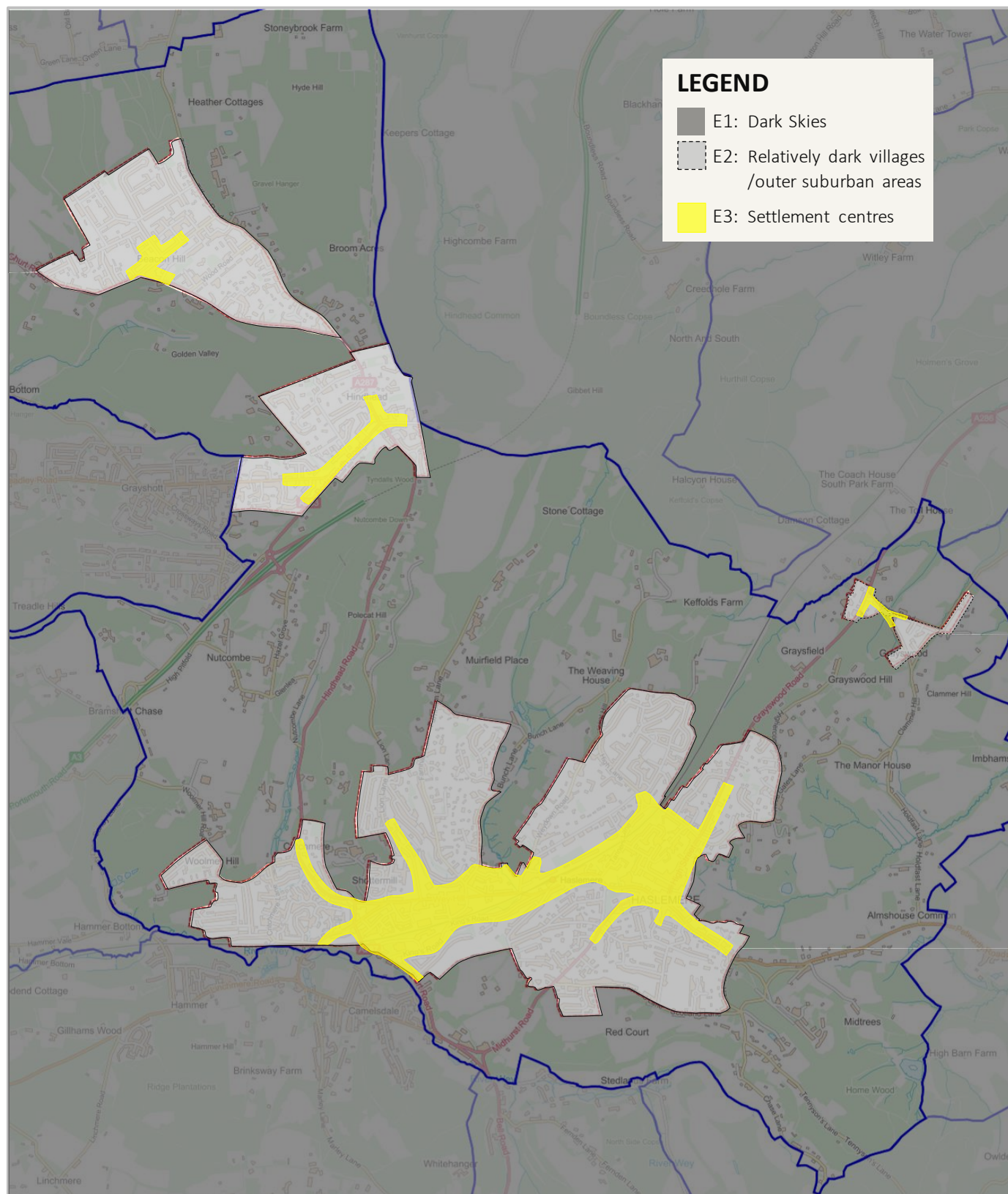
Planning conditions requiring the efficacy of measures to be monitored will be used. Post development mitigation to meet the standards specified will be required when appropriate.



Policy H12: Dark skies



Figure 5: Dark skies zones



Policy H13: Green Spaces

Context and reasoned justification

The Haslemere Design Statement (HDS) and community consultations identified several locally valued landscapes, open spaces and other visually significant areas within the settlement boundary which are an integral part of the character and intrinsic value of the town and villages and should be protected.

These areas create green screens between residential developments and link town and country. They improve quality of life by providing visually attractive green spaces close to where people live and promote health and well-being by providing recreation and leisure opportunities for all ages. They can be an important community resource for public events, religious festivals, fêtes and fairs. Furthermore, these spaces can provide safe havens for wildlife and may act as vital corridors or stepping stones that connect one habitat to another.

The National Planning Policy Framework enables local communities, through local and neighbourhood plans, to identify for special protection those green areas of particular importance by designating land as 'Local Green Space' (LGS). Para 100 states that this designation should only be used where the land is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- local in character and is not an extensive tract of land.

The NPPF states that "Policies for managing development within a Local Green Space should be consistent with those for Green Belts and "inappropriate development will only be permitted in very special circumstances."

A list of potential Local Green Spaces was compiled based on local knowledge and suggestions from local residents. Each candidate site was assessed against the qualifying criteria set out in Paragraph 100 of the NPPF and the results are summarised below. A more detailed explanation of the evidence for designating individual sites is provided in the accompanying paper "Haslemere Neighbourhood Plan: Local Green Spaces Assessment Paper (November 2020)".

The sites identified in Table 4 and Figures 6a-d were all considered to satisfy the criteria for LGS designation and are afforded special protection against inappropriate development under Policy H13.1.

The areas identified in Table 5 and Figure 7 were judged to be demonstrably special to the local community but fail to meet one or more of the remaining criteria for LGS designation. Most of these sites are extensive tracts of land, often located on the outskirts of the built area but penetrating deep into the heart of the town. These areas constitute Haslemere's distinctive "Green Fingers", a designation that recognises their particular ecological, landscape and/or recreational contribution under Policy H13.2.

Intent

The existing protection afforded to the natural environment within Waverley is likely to help preserve the character and integrity of important green areas within and around the town. However, there is also likely to be potential for the erosion of valued character qualities due to development pressure. This policy seeks to give added protection against inappropriate development to locally valued green areas or open spaces within and around the town.





Policy H13: Green Spaces

H13.1 The areas identified in Table 4 and Figures 6a-d are designated as Local Green Space where inappropriate development will only be permitted in very special circumstances.

Table 4: Local Green Spaces³²

Ref	Green space	Close proximity?	Special/locally significant?	Local/not extensive tract?
1.	Town Meadow	✓	Attractive & valued recreation ground with children's playground. Only open green space for recreation in town centre. Lies in Conservation Area & contributes to its significance.	✓
2.	Haslemere War Memorial Rec Ground	✓	Valued sports & recreation site incorporating facilities for football, tennis, bowls & cricket. Hosts various sports clubs.	✓
3.	High Lane Rec Ground	✓	Important local sports & recreation facility with equipped play area & community facility.	✓
4.	Beacon Hill Recreation Ground	✓	Well-used sports & recreation ground with equipped play area, basketball hoop & junior football goals.	✓
5.	Grovers Gardens, Beacon Hill	✓	Beautiful and tranquil community garden of historic importance.	✓
6.	Woodcock Green, Beacon Hill	✓	Important for its beauty & contribution to semi-rural & historic character of Beacon Hill.	✓
7.	Lion Green	✓	Important recreation & leisure space with well used & equipped play area. Popular venue for community events. Important wildlife habitat & green lung.	✓
8.	St Christopher's Green	✓	Popular green space used for leisure & recreation. Central to visual attractiveness & character of Wey Hill.	✓
9.	Hindhead Playing Field	✓	Popular sports ground used for cricket & football. Also used by PGL for adventure holidays & summer camps.	✓
10.	Area at junction of Shepherd's Hill & Lower St.	✓	Attractive pocket park of greenery with some historic value sitting above a wartime air raid shelter.	✓
11a	Allotments Clammer Hill	✓	Provide recreational & health benefits to local community & contributes to local food production.	✓
11b	Allotments Sickle Mill	✓	Provide recreational & health benefits to local community & contributes to local food production	✓
11c	Allotments Collard Lane	✓	Provide recreational & health benefits to local community & contributes to local food production.	✓
12.	Clements Corner	✓	The stream & river bank constitute an important green lung.	✓
13.	Woodland bounded by Shepherd's Hill, Lower Street & Sandrock	✓	Attractive deciduous woodland that is part of the town's aesthetic character & an important green lung.	✓
14.	King's Road & Sunbrow	✓	Green area with wildlife value.	✓

³² As identified in the Local Green Space Assessment Paper (ref Evidence List page 77)

Policy H13: Green Spaces

Fig 6a : Designated Local Green Spaces: Haslemere

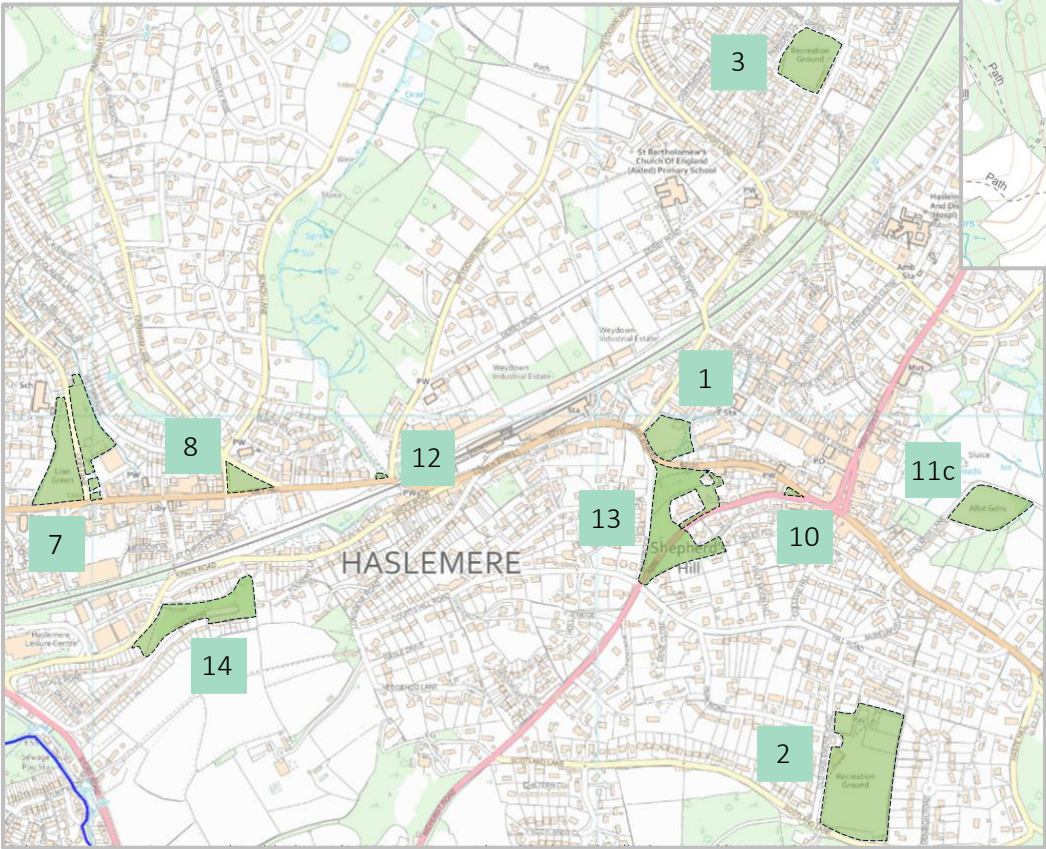


Fig 6b: Designated LGS, Grayswood

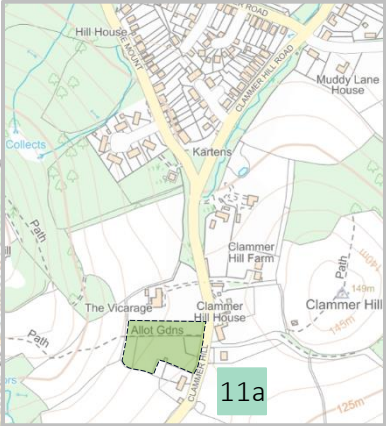


Fig 6c: Designated LGS, Shottermill

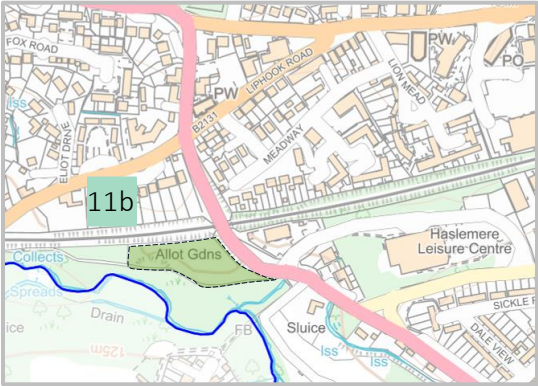
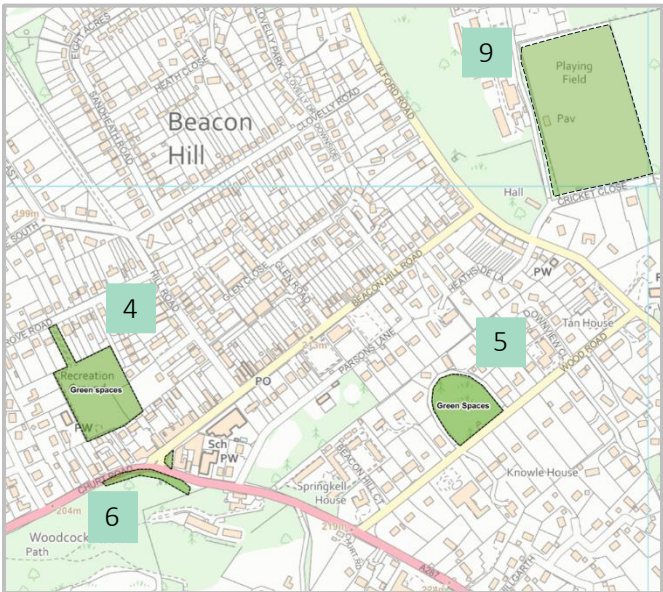


Fig 6d: Designated LGS, Beacon Hill & Hindhead





Policy H13: Green Spaces

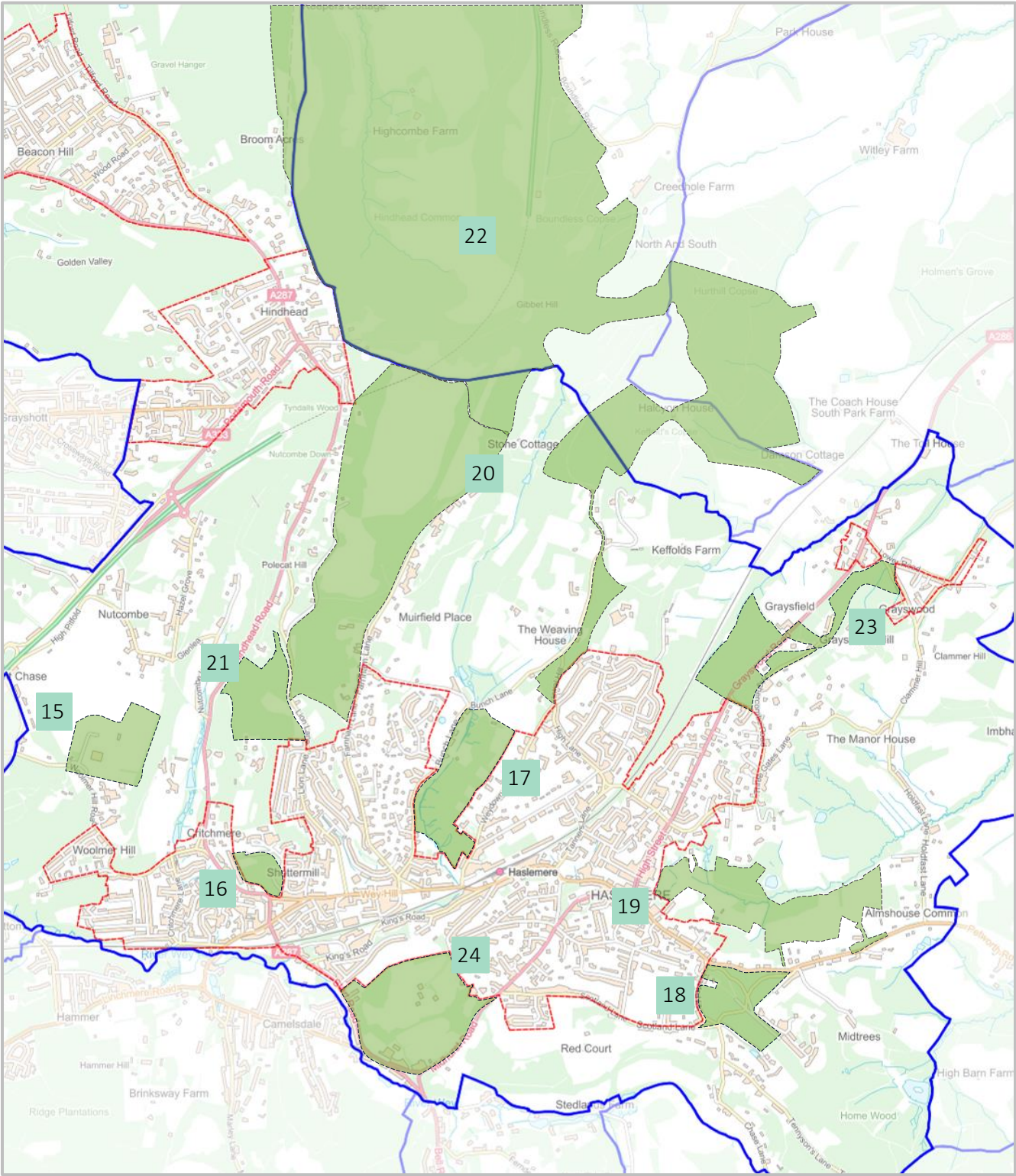
H13.2 The areas identified in Table 5 (below) and the map in Figure 7 are designated as “Green Fingers” where development proposals should respect their undeveloped, open character and their ecological, landscape and/or recreational contribution.

Table 5: Green Fingers

Ref	Green space	Close proximity?	Special/locally significant?	Local/not extensive tract?
15.	Woolmer Hill Recreation Ground	✓	An important community asset with facilities for rugby, hockey, football, cricket and athletics. It is a useable open space that provides for formal sporting activities, informal activities, boot camps and dog walkers. The site lies within the Surrey Hills AONB and Countryside beyond the Green Belt.	✗
16.	Woodland between Buffbeards Lane and Vicarage Lane, south of Holy Cross Hospital	✓	An important green lung which contributes to the character of the landscape and townscape. It is also an important wildlife habitat (deer, foxes, badgers, birds).	✗
17.	Woodland between Weydown Road and Bunch Lane	✓	An important green screen, wildlife corridor and a vital green lung. Approximately half of the site is Ancient Woodland.	✗
18.	Haste Hill Common	✓	Valued locally as an important wildlife habitat and corridor including for dormice and bats.	✗
19.	Swan Barn Valley	✓	The attractive site is valued locally as a wildlife habitat and vital green lung for the town.	✗
20.	Polecat Valley	✗	Valued locally as an important wildlife habitat as well as acting as a green lung for the town. It is also a very scenic area that is popular with walkers and cyclists.	✗
21.	Polecat Copse	✓	Recognised as an important wildlife habitat as well as acting as a green lung for the town. It contains many Giant Redwoods, some of which are amongst the largest trees in England. Additionally, the grass clearing in Polecat Copse is used by both Shottermill Infant and Shottermill Junior schools for sports activities.	✗
22.	Hindhead Common	✗	Valued locally as an important wildlife habitat (SPA and SSSI), a green lung for the town and a popular recreational area for walkers, horse riders and cyclists. From the top hills there are stunning views to the north, sometimes as far as the Chilterns and to the south over the Weald to the South Downs. Gibbet Hill is of historic interest as the spot where many highwaymen met their fate having held up the coaches running between the coast and London.	✗
23.	Grayswood Common	✓	As a designated SNCI containing ancient woodland, this site is a valued wildlife habitat as well as acting as a vital green lung for the town.	✗
24.	Sturt Farm (excluding the permitted development site)	✓	The site forms part of an attractive landscape setting to the southern side of Haslemere and is rich in wildlife.	✗

Policy H13: Green Spaces

Figure 7: Designated Green Fingers



Policy H14: Protecting and enhancing biodiversity through Haslemere's Ecological Network

Context and reasoned justification

Wildlife habitats are subject to a range of pressures, including those from development. New development can cause direct loss and degradation of wildlife habitats fragmenting the ecological network and hindering the movement of wildlife through the landscape. Harm can be caused by the degradation, narrowing or severance of corridors (which includes the semi-natural habitats next to them) by the introduction or enlargement of barriers such as buildings, roads, hard landscaping (e.g. tarmac, fencing) or inappropriate landscaping (such as laurel hedges) artificial lighting, and by the culverting or re-direction of watercourses. The intent of this policy is to ensure that such harm does not occur.

Conversely, development can have a positive impact on biodiversity by creating new and restoring neglected habitats and by providing high quality links between them. For example new ponds can be created and existing ones restored, as part of well-designed sustainable drainage systems. Also, new semi-natural habitats can be created as part of a landscaping or off-setting scheme and the landscaping within a development (including gardens and parks) can be designed to maximise its value for wildlife such as by using native trees and hedgerows. The intent of this policy is to ensure that these benefits are realised.

The National Planning Policy Framework requires that *“planning policies and decisions contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”*³³

It further states that plans should:

- “a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*³⁴

The emerging Environment Bill 2019-2021 sets out the UK government's latest targets, plans and policies for improving the natural environment and will include a requirement for developers to deliver a biodiversity net gain of at least 10%. In this area, we want to go beyond this. This is because the metric used to measure net gain is not infallible (Defra have stated that a 10% increase is the lowest level of net gain they are confident at which no net loss would be achieved³⁵) and given the scale of the ecological crisis and the pressures that wildlife face in Surrey, this policy requires new development to deliver a net gain of at least 20%.

Significant biodiversity assets within and in close proximity to the Plan area include a number of European, nationally and locally designated sites (Figs 8a-b). Parts of the Plan area also fall within two Biodiversity Opportunity Areas (BOAs) descriptions of which can be found in Appendix 2. The Surrey Nature Partnership identifies BOAs as the most important areas for wildlife conservation in Surrey, where the main aim is to restore biodiversity at a landscape level through the protection, restoration and creation of priority habitats.

³³ NPPF paragraph 170

³⁴ NPPF paragraph 174

³⁵ https://consult.defra.gov.uk/land-use/net-gain/supporting_documents/181121%20Biodiversity%20Net%20Gain%20Consultation%20IA%20FINAL%20for%20publication.pdf

Context and reasoned justification cont.

Haslemere contains a variety of habitats including coniferous and deciduous woodland (much of which is “ancient woodland” meaning it has been wooded since at least 1600) heathland, the River Wey and its tributaries and other Priority Habitats such as acid grassland and traditional orchards. The area supports a number of internationally and nationally important species including at least twelve species of bat, the European dormouse and the Nightjar. Many of these are protected under national and international law. Unfortunately, many species have disappeared including the water vole, once common on the River Wey, and the Great Crested Newt which has not been recorded in the Plan area for many years. There are exciting plans afoot to redress this situation including the National Trust project to re-introduce the beaver, an iconic keystone species, at Valewood.

In April 2020 Haslemere Vision commissioned GS Ecology and GPM Ecology to undertake a desk-based review of the ecological data held by the Surrey, Sussex and Hampshire Biodiversity Record Centres to identify key ecological features and wildlife corridors within the Plan area. The main findings are presented in the accompanying report ‘A Biodiversity Audit of Haslemere’s Ecological Network, November 2020’. An overview map showing designated wildlife sites and the putative wildlife corridors that connect them is provided in Figure 9. Individual maps for different parts of the Plan area are provided in Appendix 3 along with brief descriptions of the identified wildlife corridors.

The wildlife corridors shown are not intended to be exhaustive and there may be other corridors not yet identified. Further work to identify and characterise Haslemere’s ecological network is planned in a second phase of the project.

The corridors have been divided by broad habitat type and separated into major and minor corridors and those within and outside of the settlement boundaries. They are shown on the maps as strips of varying widths with major corridors being wider than minor ones and those within the settlement boundaries being narrower than those without. Whilst they are not intended to be a fixed width this policy seeks to retain and enhance them including by augmenting them (for example through new tree or hedge planting) and by buffering them from new development. It is expected that major corridors will have a minimum of a 10m buffer of semi natural vegetation either side and minor corridors a minimum of a 5m, although in places where there is already built form or hardstanding this width may be reduced. It is expected that a buffer will also be retained around the other components of the green network particularly those listed in the policy.

Intent

The Plans accompanying this policy will be used to guide the location, layout and design of new housing development, ensuring the essential components of Haslemere’s ecological network³⁶ are protected and enhanced and that resilience to future pressures such as climate change will be boosted. Development will deliver a net gain for biodiversity of at least 20%, measured using recognised metrics.

³⁶ The Ecological Network comprises: Internationally and Nationally designated Wildlife Sites, Local Wildlife Sites, Protected and Priority Species and their habitats, Priority Habitats, Ancient Woodland, Rivers, Streams and Ponds, Wildlife Corridors (particularly those in Fig 9) and the Local Green Spaces and Green Fingers identified in Policy H13 (Figs 6a-d and Fig 7)



Policy H14

- H14.1** Haslemere's Ecological Network (the key elements of which are shown on Figures 8a and 8b) shall be maintained, protected, consolidated, extended and enhanced. Development that negatively affects these sites or fragments the network will not be permitted. The Ecological Network comprises: Internationally designated Wildlife Sites; Nationally designated Wildlife Sites; Local Wildlife Sites; Protected and Priority Species and their habitats; Priority habitats; Ancient Woodland; rivers, streams and ponds; Wildlife Corridors (particularly those shown on Figure 9) and Local Green Spaces and Green Fingers identified in Policy H13.
- H14.2** New development proposals will demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they enhance and link into the existing Ecological Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing the Ecological Network. All new development will maximise opportunities to create new ecological assets and links into areas where opportunities are as yet unidentified on maps within the Neighbourhood Plan.
- H14.3** On all sites, development will result in a net gain for biodiversity of at least 20% in biodiversity units as calculated using nationally or locally recognised metrics such as that produced by DEFRA. Development will also:
- Protect and enhance features of biodiversity interest on and adjacent to the development site, incorporating and integrating them into development proposals, maintaining appropriate buffer zones between new development and the green network; and
 - Provide new tree planting, Priority Habitats, wildlife friendly landscaping and ecological enhancements (such as mixed native hedgerows, wildlife ponds, bird nesting and bat roosting features) wherever practicable.
- H14.4** In exceptional circumstances where the need for development clearly outweighs the loss of biodiversity units within the development site then off-site biodiversity offsetting to ensure that a net gain for biodiversity is achieved will be permitted. Priority will be given to offsetting schemes within BOAs.

Figure 8a: Statutory & non-statutory designated wildlife sites and Biodiversity Opportunity Areas (North & West)

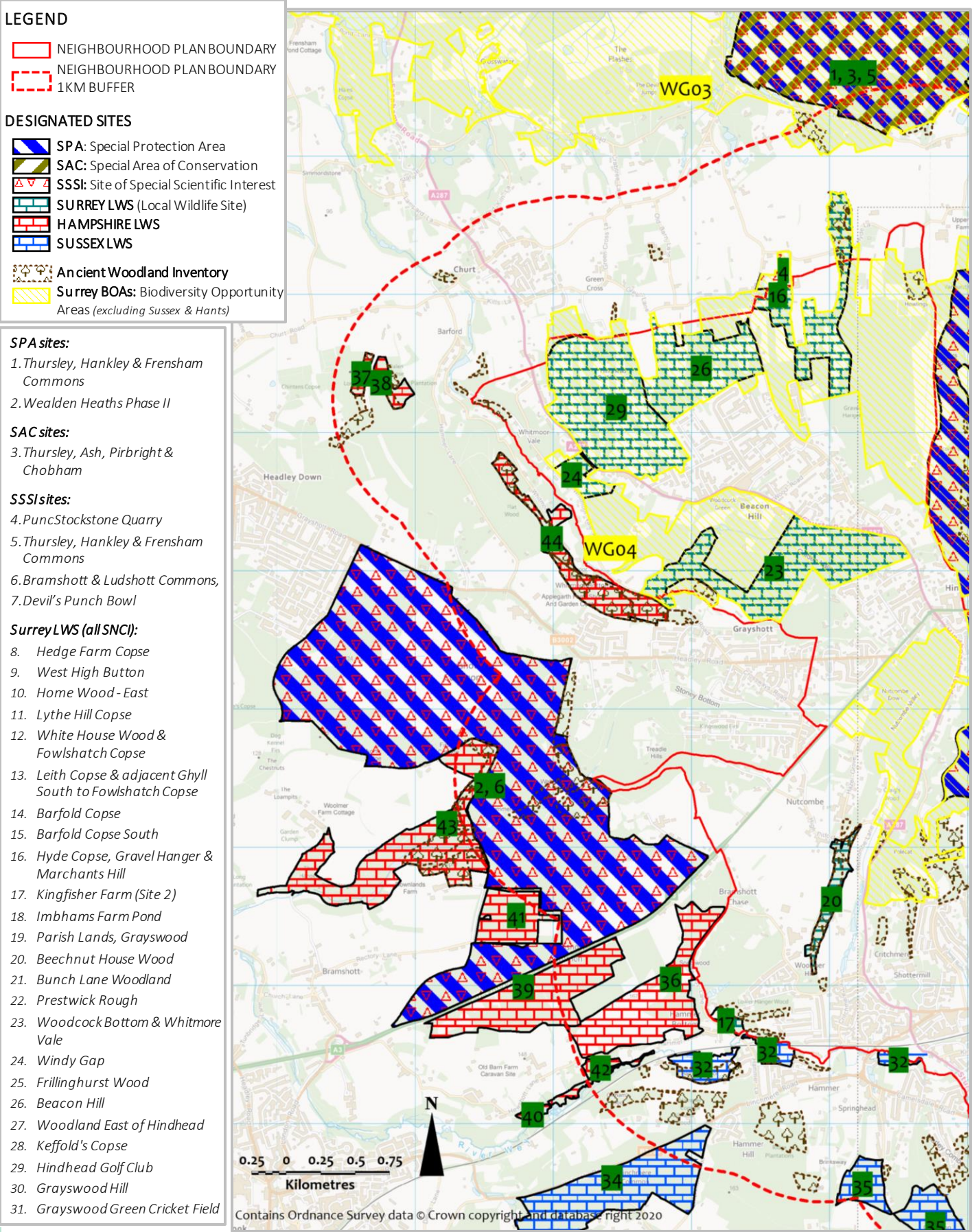




Figure 8b: Statutory & non-statutory designated wildlife sites and BOAs (South and East)

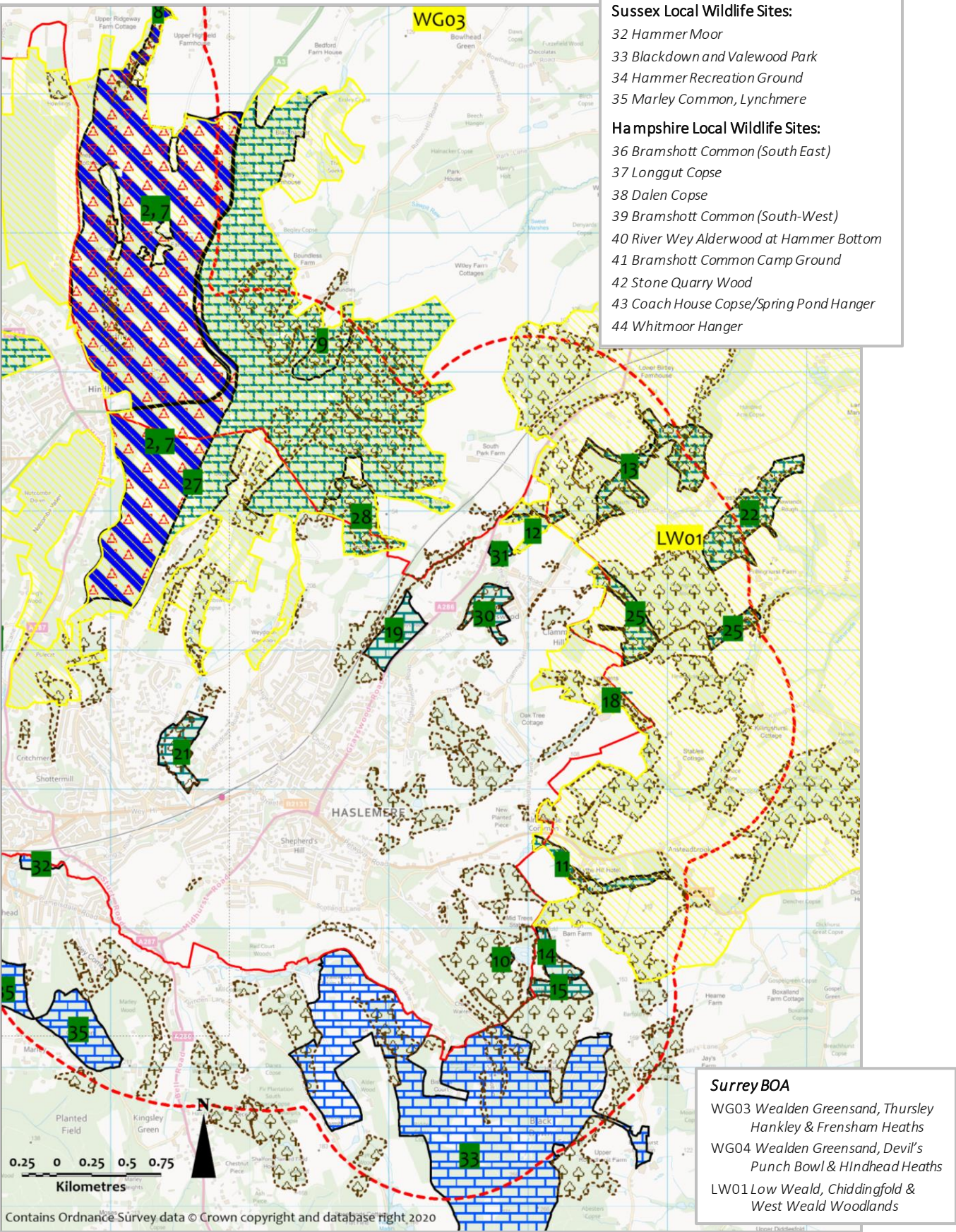
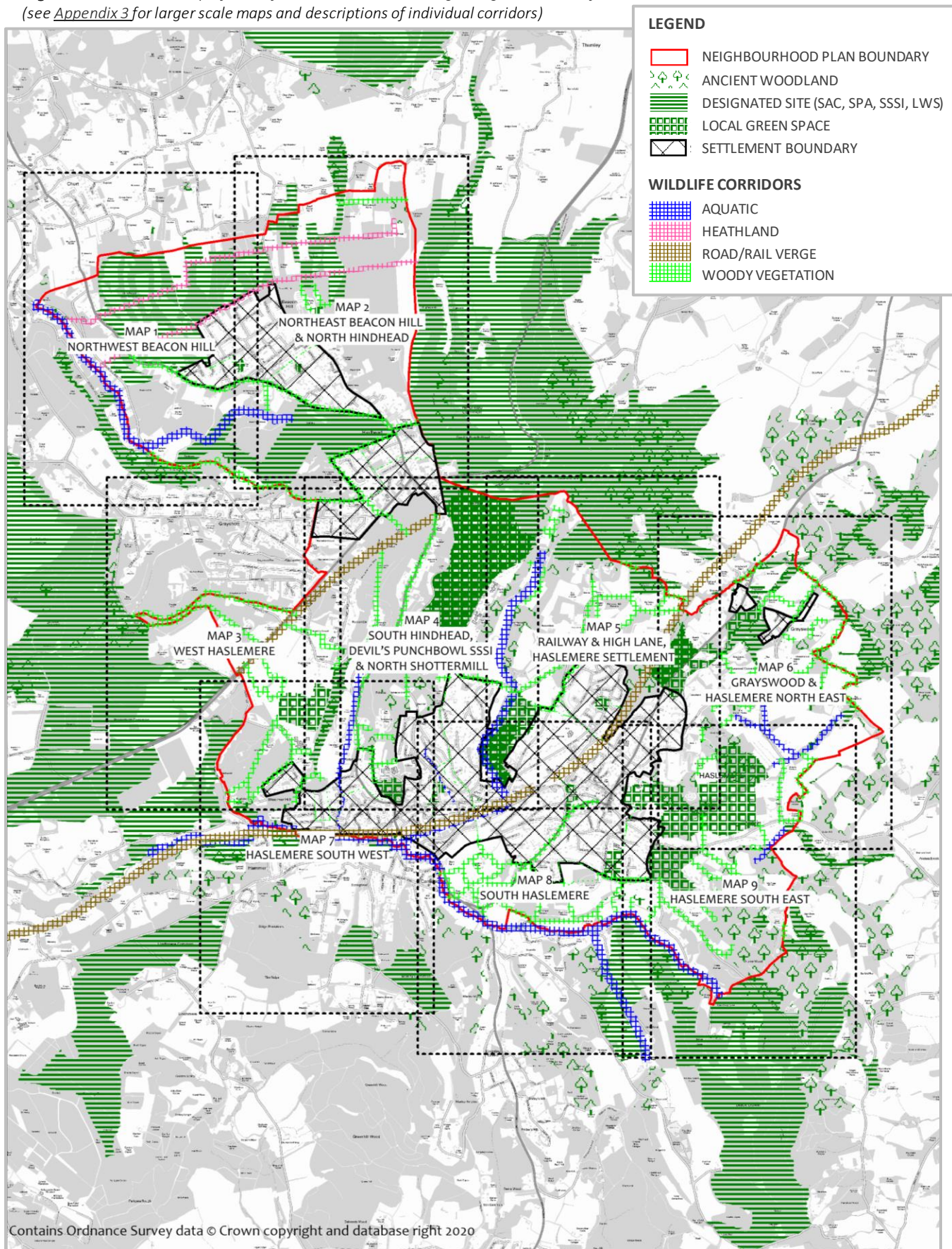


Figure 9: Overview map of wildlife corridors connecting designated wildlife sites (see Appendix 3 for larger scale maps and descriptions of individual corridors)



These maps have been produced using data from Surrey Biodiversity Information Centre, Sussex Biodiversity Record Centre, Hampshire Biodiversity Information Centre and Natural England.

Policy H15: Encouraging growth of new and existing business

Context and reasoned justification

The local topography and the fact that Haslemere is largely surrounded by AONB land make the area unsuitable for large scale or heavy industrial development but the town and surrounding area has a history of small scale industrial, arts and craft businesses. The 2011 Census indicated that 15% of the town's working population are self-employed and the Waverley Economic Development Strategy 2018 – 2032 states that 91% of businesses in Waverley employ less than 10 people.

In 2015, the Chamber of Trade and Commerce (the Chamber) set up a Business Centre to provide serviced office facilities for small businesses that do not want the cost of renting their own premises and to act as an incubator for small businesses. This has been very successful and the profits have been used to fund the promotion of local business. Haslemere Town Council, the Business Centre and the Chamber work with other partners to provide business and employment support. A newer initiative is the quarterly Business Barometer report prepared by the Chamber which is based on a survey of the Chamber's membership that identifies issues of concern to members.

Encouraging small businesses to remain in the town benefits the economy as these workers use the local shops, cafes and services.

Intent

To encourage supply of space, suitably equipped with the necessary information technology and communications infrastructure, to meet the needs of micro, small and medium businesses.

Policy

- H15.1** Development proposals to provide new employment space, including through the conversion or division of existing employment space and the creation of new premises will be supported, subject to considerations of traffic generation, parking, noise and other forms of pollution, and provided they respect the character of their surroundings by way of scale and design.

H15.2 All conversions or divisions of existing employment space or developments of new employment space should be designed to accommodate up to date information and communications infrastructure.

Policy H16: Retaining, protecting and developing local employment

Context and reasoned justification

Waverley’s strategy is to safeguard and grow the existing supply of B 1 a and B 1 b employment sites by seeking to reuse any surplus B 1 c, B 2 and B8 units.³⁷ The Enterprise M3 LEP’s strategy for Waverley is to support small and medium enterprises and the rural economy.³⁸ Responses to all stages of community engagement and consultation strongly supported retaining and growing local employment; the NPPF is also supportive of building a ‘strong, responsive and competitive economy’ and the WBC Local Plan likewise. It is important to note that community responses also indicate a desire to ensure employment is sustainable, does not harm the semi-rural character of the area and does not add undue pressure to transport and parking infrastructure.

Five of the major sites³⁹ identified by WBC for housing development either currently or have recently been employment sites. Responses to Haslemere Vision’s Phase II Consultation indicate an acceptance by a majority of the community that these sites are acceptable for housing development but 73% of respondents also wanted to maintain at least the same level of employment on these sites as exists or existed prior to development. Developing some of these major sites with a combination of housing and employment space as mixed use developments will encourage more sustainable prosperity. With space at a premium, development possibilities for major new employment sites are limited, making it important to protect existing sites and keeping them in active use providing jobs wherever possible.

Responses to the Haslemere Vision Phase II Consultation indicated 51% of respondents support and a further 32% would consider the development, primarily for housing, of the trading estates north of the station provided suitable replacement site/sites on the edge of town could be found with good access to the A3. The Weydown Industrial Estate is a 1.8 hectare site with 6,829 sqm of occupied class B employment space and the adjacent Unicorn Trading site is 0.7 hectares with 3,460 sqm of occupied class B employment space. There are no current proposals within the Plan for redevelopment of this site, however any plans that do come forward should make provision for relocation of the existing employment uses (ref Section 5: Opportunities).

Intent

In line with the current WBC Employment Land Review, it is our intention to retain employment sites whenever possible. This is particularly important given the paucity of employment land available in the Plan area. Further, to encourage business enterprise but ensure it will not have an adverse impact on the character of the area, amenity of neighbours or safety of road users.

Policy

H16.1 Proposals for the redevelopment or change of use of a site, where the most recent use was employment, to another use should be supported by evidence that the applicant has taken all reasonable steps over a sufficient period to establish that there is no likely prospect of any employment use. Such evidence could include demonstrating that actively marketing the property on a realistic basis, for a period of 12 months was unsuccessful and conversion for occupation by micro or small businesses is not an economically viable option.

H16.2 Proposals which retain employment through a change of use between E, F1, F2 and Sui generis uses will be supported subject to considerations of traffic generation, parking, noise and other forms of pollution, and provided they respect the character of their surroundings by way of scale and design.

H16.3 Applications for development that aims to support the creation of employment opportunities will be encouraged, provided that the proposed commercial activities are appropriate in terms of amenity to residential neighbours – including the effects of traffic generation, parking, noise and other forms of pollution.

³⁷ Waverley Employment Land Review (April 2016)

³⁸ Waverley Economic Development Strategy 2018-2032

³⁹ The five major sites consulted on are Baron’s garage, Andrews of Hindhead, 5-21 Wey Hill, Land North of Wey Hill (Youth Campus) & West St. car park.

Policy H17: Retaining, enhancing and managing changes to retail

Context and reasoned justification

There is a potential need for 945 sqm of convenience floor space in Haslemere’s two shopping areas (the High Street/West Street and Wey Hill) and 1 342 sqm of convenience floor space (up to 2028).⁴⁰ Wey Hill has the more significant convenience goods provision, with Tesco and the Co-op (replaced in 2016 by M&S Simply Food). The opening of Waitrose in West Street in 2009 has gone some way to redressing the balance between Wey Hill and Haslemere.

Despite recent closures, Haslemere has retained a relatively strong retail presence as compared to many towns of similar size. According to Waverley Borough Council, there were 120 retail premises in Haslemere in March 2020 with a vacancy rate of 10% compared with a national rate of 12.2%.

There is a pronounced desire among the local community, reflected in each of Haslemere Vision’s consultations, to retain vibrant and prosperous commercial centres in the High Street/West Street, Wey Hill, Beacon Hill and Hindhead. As well as strong support for greater integration of the High St and Wey Hill, while residents of Beacon Hill and Hindhead are keen to preserve and enhance the retail and service offering in their area.

General Permitted Development Orders (ref Glossary page 70) can be very harmful to these retail areas as they allow the change of certain types of commercial use to residential use without the necessity of planning permission. This was a particular problem for the Beacon Hill shopping area and as a result Haslemere Town Council worked with WBC to obtain an Article 4 direction for this area. An Article 4 direction allows councils to remove the permitted development rights for changes of use/development on specific sites so that a full planning application is required. An Article 4 direction application is now in progress for Wey Hill. In order to enable future Article 4 directions to be made, a project to gather evidence to assist in the designation of London Road and Tilford Road, Hindhead as a local centre is included within the Opportunities section.

Waverley’s Local Plan Part 1 designated the primary shopping areas and policy TCS1 protects the ground floors of properties within the primary shopping areas for A1 retail uses. However, changes of use to other floors of a property can affect the viability of the current or future retail use of the property.

The economic uncertainties now faced due to Covid 19 make the urgency of measures to limit the further fragmentation of retail/commercial hubs all the greater.

Intent

- To prevent loss of key retail frontages in the High Street/West Street, Wey Hill, Beacon Hill and Hindhead
- To encourage a wide range of smaller, independent shops and businesses

Policy

H 17 Development proposals in the Primary Shopping Areas should seek to retain Class E uses (shops, financial and professional services, food and drink, business, non-residential institutions, assembly & leisure) on the ground floors and changes of use on other floors will be supported which demonstrate no significant impact on the continuing ground floor use.

⁴⁰ Waverley’s Town Centre Retail Study Update 2013



Policy H18: Encouraging an expanded visitor economy

Context and reasoned justification

One of the six key themes of Waverley's Economic Development Strategy 2018 – 2032 is to “Encourage a successful visitor economy that is right for Waverley”. 64% of respondents to Haslemere Vision's Phase I Consultation supported the development of more visitor and tourism related business and facilities in the town.⁴¹ Haslemere is an attractive town located amongst countryside of outstanding beauty. Growth of the visitor economy is therefore likely to depend on further enhancing the retail offering in the town and on improving the ease and visual attractiveness of access to the surrounding countryside.

Access to the South Downs National Park and local attractions like the Devil's Punch Bowl and Haslemere Museum together with the provision of visitor amenities such as cycle hire, cafés, souvenir shops and accommodation (hotels, bed & breakfast establishments, self-catering hostels, camping and glamping) could be used to attract more visitors. Although these would provide opportunities for new local businesses and employment it would also put greater pressure on scarce parking facilities and increase traffic.

Given the latter concern, it makes sense to focus on attracting visitors who travel by non-motorised transport and by train. The South Downs National Park Authority has already identified Haslemere station as a public transport gateway to the National Park and have contributed to investment in a redesign and refurbishment of the forecourt area.

Intent

To encourage development aimed at providing improved service to visitors - favouring travel to and within the town by means other than motor vehicles.

Policy

H 18 Developments for recreational and leisure purposes including hostels, camping and glamping aimed at attracting more visitors, including development outside the settlement boundaries, will be supported provided that such development is:

- in keeping with the surrounding natural environment and appropriate in terms of amenity to residential neighbours regarding the effects of traffic generation, parking, noise and other forms of pollution
- in keeping with the surrounding natural environment in terms of scale, intensity of use or activity
- accessible by sustainable means, such as public transport, walking, cycling or horse riding
- serviced by adequate off-road parking for visitors and;
- connected to other open spaces via safe pedestrian/cycle access.

⁴¹ Haslemere Vision Phase 1 Consultation B2



Section 4: Delivery and monitoring

Delivery and monitoring
Flexibility



Delivery and monitoring

Monitoring the implementation of the Neighbourhood Plan policies will determine whether the policies are working. Many of the policies will be secured through the planning process via the inclusion of policy requirements in planning applications and through ensuring that the planning consent is implemented as approved.

The table below sets out a framework for monitoring the policies in the Plan. This includes an explanation of how the policy is to be secured and monitored and who will take key responsibility. Delivering these policies will require a wide range of private, public sector and voluntary bodies working together in addition to those who take key responsibility.

Policy	How policy is secured and monitored	Key responsibilities
H1.1 Creation of settlement boundaries	Planning applications to include details of whether site is within or outside the settlement boundaries.	Developers Haslemere Town Council (HTC) Waverley Borough Council (WBC)
H1.2 Presumption against development outside settlement boundaries, except for development on previously built land	Planning applications to include details of whether site is within or outside the settlement boundaries and the size of any previous building on the site.	Developers HTC WBC
H1.3 Development within the settlement boundaries	Assessment of planning applications.	HTC WBC
H2 Housing density	Planning applications for 10 or more dwellings should indicate whether the site is within 1 km of the station. The proposed density should be compared to the policy and explanations given for proposed densities below those set by the policy.	Developers HTC WBC
H3 Sustainable development outside the settlement boundaries or on designated land	Assessment of planning applications against Plan policies.	Developers HTC WBC



Policy	How policy is secured and monitored	Key responsibilities
H4 Windfall development	Assessment of planning applications against Plan policies.	Developers HTC WBC
H5.1 Affordable housing to meet local need and of a suitable quality	<ul style="list-style-type: none"> ➤ Monitor amount and type of affordable housing delivered. ➤ Assessment of planning applications against Plan policies. 	Developers HTC, Community Land Trusts, WBC
H 5.2 Affordable in perpetuity	Monitor amount and type of affordable housing delivered.	HTC, Community Land Trusts, WBC
H6 Housing mix	Assessment of planning applications against Plan policies.	Developers HTC, WBC
H7 High quality exterior design	Assessment of planning applications against Plan policies, Haslemere Design Statement and Building for a Healthy Life standards. Planning applications to include details of new green space and compare provision to that prescribed in the Accessible Natural Green Space Standard (ANGSS) or demonstrate that the ANGSS is already met.	Developers HTC WBC
H8 Development brief and consultation (major development)	<ul style="list-style-type: none"> ➤ Planning applications for major developments should state how this policy has been met. ➤ Planning applications for major developments should be assessed against this policy. 	Developers HTC WBC
H9.1 Access and transport	<ul style="list-style-type: none"> ➤ Assessment of planning applications against Plan policies. ➤ Negotiations on planning obligations. ➤ Secure CIL for local access and transport improvements. 	Developers HTC WBC
H9.2 Pedestrian and cycle path linking community assets	<ul style="list-style-type: none"> ➤ Assessment of planning obligations against plan policies. ➤ Negotiations on planning applications. ➤ Secure CIL for local access and transport improvements. 	Developers HTC WBC
H9.3 Public realm	Assessment of planning applications against Plan policies and Building for Life standards 7 and 9.	Developers HTC WBC
H9.4 Access through developments	Assessment of planning applications against Plan policy.	Developers HTC, WBC
H9.5 Additional public parking & improved Station access	Assessment of planning applications against Plan policy.	Developers HTC, WBC
H9.6 Proposed routes	<ul style="list-style-type: none"> ➤ Refuse planning permission to proposals that sever these routes. ➤ Secure CIL for local access and transport improvements. 	WBC WBC and HTC

Delivery and monitoring cont.

Policy	How policy is secured and monitored	Key responsibilities
H10 Water and connectivity	Assessment of planning applications against Plan policies	Developers HTC, WBC
H11 Trees, woodland and hedgerows	Assessment of planning applications against Plan policies.	Developers HTC, WBC
H12 Dark skies	Planning applications to include details of steps taken to reduce light pollution.	Developers HTC, WBC
H13.1 Local green spaces	Refuse planning applications to develop on these locations.	HTC, WBC
H13.2 Green fingers	Refuse planning applications to develop on these locations.	HTC, WBC
H14 Protecting migration routes for wildlife	Refuse planning applications that do not mitigate the harm to wildlife migration routes.	Developers HTC, WBC
H15 Encourage growth of new and existing businesses	Grant planning permission to proposals that comply with the policy.	WBC
H16.1 Change of use from employment	Planning applications to include details of steps taken to determine that there is no reasonable prospect of employment use.	Developers HTC WBC
H16.2 Change of use between employment uses	Grant planning permission to proposals that comply with the policy.	WBC
H16.3 Creation of employment opportunities	Grant planning permission to proposals that comply with the policy.	WBC
H17 Managing change of use from retail	Planning applications to include details of impact of change of use on retained retail premises.	Developers HTC, WBC
H18 Encouraging an expanded visitor economy	Grant planning permission to proposals that comply with the policy.	Developers HTC, WBC

Flexibility

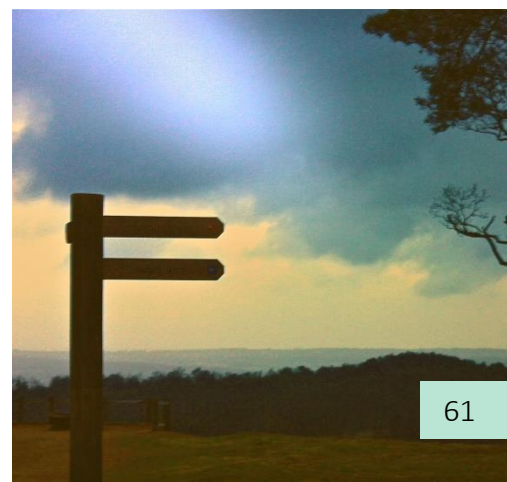
This Neighbourhood Plan looks forward to 2032. A lot can change in that time and so it is important that the Plan is flexible and can adapt to changing circumstances.

If monitoring shows that:

- allocated and windfall sites are failing to deliver sufficient housing numbers within the proposed timescales
- there is an under-supply of affordable housing
- there is a substantial loss of employment and/or retail space.

then Waverley Borough Council and Haslemere Town Council will work with partners to decide what to do. This could include:

- negotiating with land owners/developers around housing numbers, mix, type and tenure
- negotiating around other site requirements
- acting as a broker between landowner, developer and community
- supporting partner bids for funding and/or
- a partial or whole review of the Haslemere Neighbourhood Plan.





Section 5: Opportunities

Housing, commerce and streetscape design
Traffic, parking and non-car transport
Biodiversity

Opportunities

During the preparation of the Plan a number of opportunities for the positive enhancement of the area have emerged and these are listed below. They are not planning policies but ideas and schemes many of which will require the proactive involvement of Haslemere Town Council, Waverley Borough Council and/or Surrey County Council as well as local community organisations. Many will require consultation with the community and collaboration with subject matter experts.

The purpose of recording them within the Plan is to encourage the community to continue to pursue these improvements. In many ways, they represent the most positive and tangible ways in which we can change the form and function of the area for the better in the next 20 years.

Housing, commerce and streetscape design

Opportunities	Additional information	Potential Partners
1. Wey Hill Fairground	<p>The community consultation produced a strong vote (44%) in favour of creating a new community- focused development on the Wey Hill Fairground site while a smaller group (31%) favoured WBC's proposal for a resurfaced, pay and display car park.</p> <p>The site provides a unique opportunity for the development of a new public space, and it is a long-term goal of Haslemere Vision to develop this site for mixed residential, commercial and community use and parking.</p> <p>WBC, as the landowner, should do nothing to the site that would prejudice its future redevelopment or build infrastructure on the site that it could not easily 'write off' should a development proposal come forward.</p> <p>HTC have formed a working party to investigate options for the site.</p>	<p>WBC</p> <p>Developers</p> <p>HTC</p> <p>Community organisations</p> <p>Haslemere Community Land Trust</p>
2. Relocation of industrial uses north of the station	<p>The industrial land north of the station is located in the geographical centre of the town. Given the shortage of good land suitable for housing close to the centre of town and the station, this site, if it became available, would be a prime location.</p> <p>Tied to such a redevelopment would be the need to find an alternative location for at least as much employment land, preferably in a place that would not draw heavy goods vehicles into the centre of town. Given that these businesses receive most of their supplies by road, a location near the A3 seems the best alternative.</p> <p>During redevelopment consideration could be given to including a safe cycle/pedestrian route between Wey Hill and Haslemere High Street and possible access to the station from the north side.</p> <p>This site would be a good location for affordable housing which could be developed in conjunction with a community land trust to ensure the housing remains affordable in perpetuity.</p>	<p>Landowners</p> <p>Developers</p> <p>Haslemere Community Land Trust</p>

Housing, commerce and streetscape design cont.

Opportunities	Additional information	Potential Partners
3.Haslemere Design Statement and public realm design guide	The Haslemere Design Statement was adopted in July 2012. Before the end of this Plan the statement should be reviewed and if necessary updated. In addition, a public realm design guide should be prepared covering public spaces, streetscape, street furniture/signage and lighting in order to create a more attractive and user-friendly street environment.	HTC Haslemere Vision (HV)
4.Develop a central design brief	Given the various plans and opportunities for the area between Wey Hill and the High Street, the 3 strategic housing sites (the Fairground, Youth Campus and West Street car park) the station, the industrial area north of the station and the potential new pedestrian routes, it might be valuable to undertake the creation of an integrated design brief for the entire area to guide developments as they occur for the benefit of the whole.	HTC HV WBC
5.Development plan for Beacon Hill and Hindhead	Given the pressures on the Beacon Hill shopping area caused by the redevelopment of retail premises into residential property and the developments potentially taking place on sites identified there, a development plan for Beacon Hill and Hindhead should be written and consideration given to gathering evidence to support the designation of Tilford Road and London Road Hindhead as a local centre.	HTC HV
6. Long-term housing needs	The Plan lasts to 2032, however the town will have housing/employment needs beyond that date. While Waverley's Local Plan will demonstrate that the target housing numbers can be achieved via a combination of existing planning permissions, key site developments and windfall this may not be the case beyond 2031. Therefore, it would be prudent for the community to consider site(s) outside the settlement boundaries that in the long term offer the best location(s) for new development preserving the environment and ecology of the area and affording an opportunity for sustainable development. The community should conduct further investigation and consultation on future development sites well ahead of the end of the current Plan.	WBC HTC HV Haslemere Community Land Trust
7. Haslemere publicity office	A publicity office should be set up to incorporate the work of Visit Haslemere in promoting the town to visitors and tourists and add to its remit attracting businesses and employers to the area.	Visit Haslemere The Museum Community Rail Partnership Chamber of Trade & Commerce
8. Develop site specific design briefs	Once sites are allocated in the Waverley Local Plan Part 2, site specific design briefs should be developed for the larger sites. Consultation results and other work carried out while preparing this Neighbourhood Plan can be utilised.	Developers HV HTC



Traffic, parking and non-car transport

Opportunities	Additional information	Potential Partners
9. Traffic congestion at Tesco / Lion Lane junction	<p>Current status: traffic lights re-phased Dec 2015 to improve flow.</p> <p>If congestion increases further options include:</p> <ul style="list-style-type: none"> ➤ removal of 4 on-street parking spaces on the south side of Wey Hill just before the traffic lights ➤ re-positioning of pedestrian crossing area between Haslewey and Lion Green 	<p>SCC</p> <p>HTC</p> <p>HV</p>
10. Critchmere Hill junction	<p>Investigate ways of improving the junction of Critchmere Hill and Hindhead Road (A287) by measures such as:</p> <ul style="list-style-type: none"> ➤ widening to remove the single-track section at the top of the hill or ➤ Introduction of a one-way system or ➤ Installation of traffic lights 	<p>SCC</p> <p>HTC</p> <p>HV</p>
11. Reduction of traffic in central Haslemere	<p>Measures should be encouraged to reduce through traffic in Haslemere by diverting it around the town via the A3/A287.</p> <ul style="list-style-type: none"> ➤ signage to move traffic down the A287 (Sturt Road) to the junction with the A286 (Midhurst Road) at Coomers then on into Haslemere via Shepherd's Hill and vice versa (being mindful of the height restrictions under the railway bridges) ➤ ways to improve traffic flows along Sturt Road without increasing road speeds ➤ installation of a roundabout or improved junction where the A287 meets the A286 	<p>SCC</p> <p>HV</p>
12. Improving shopping areas	<p>While traffic volumes are not large compared to some other parts of the borough and county, Haslemere's topography restricts the town which has several narrow streets and few alternative routes concentrating most of the traffic along the central corridor: High Street, Lower Street, Wey Hill and Hindhead Road. This project would review:</p> <ul style="list-style-type: none"> ➤ the road layout along these routes considering ways in which safety for all road users can be enhanced for all via psychological traffic calming such as removing traffic lights, narrowing lanes and granting pedestrians equal rights of way and/or 20mph zones. ➤ the layout and availability of on-street parking in Wey Hill and West Street to improve traffic flow, without encouraging increased traffic speeds ➤ Areas suitable for new parking provision ➤ changes to any other sites indicated by the traffic accident statistics where improvements are required ➤ the possibility of widening parking bays for lorries to unload in Wey Hill and/ or imposing unloading curfews as possible ways to ease congestion in Wey Hill/ West Street 	<p>SCC</p> <p>HTC</p> <p>Chamber of Trade & Commerce</p> <p>HV</p>

Traffic, parking and non-car transport cont.

Opportunities	Additional information	Potential Partners
13. Parking management	<p>Haslemere Town Council will continue in its work to influence parking policy to support the vitality of our town centre by encouraging WBC to:</p> <ul style="list-style-type: none"> ➤ introduce up-to-date methods of payment at all parking locations ➤ review the management and pricing regime of all car parks, to promote their use by residents, shoppers, commuters and visitors ➤ reduce parking fees on certain occasions in order to promote shopping and events in the town <p>Consideration may also be given to investigating the practicality and opportunity provided under the Localism Act for HTC to apply to take over the management of public parking in Haslemere.</p>	WBC HTC HV
14. Cycle / pedestrian pavement share	<p>On the Hindhead Road over the length of the road currently designated for 40mph, investigate a pilot for, and the potential roll out of, a combined pavement and cycleway by the improvement and widening of the existing pavement/ footpath.</p> <p>By the clearance of vegetation encroaching onto the existing path and resurfacing and widening the route, so that it complies with suitable design standards, a combined route could be provided, which will both improve the environment for pedestrians and provide a safe route for cyclists.</p>	SCC HV
15. Route improvement	<p>Improvements to widths, surfaces, drainage, lighting and at road crossings.</p> <p>In order to make pedestrian and cycle routes more attractive to users and potential users, these routes need to be improved so they meet (or where appropriate exceed) current design standards regarding width, surface, lighting, drainage, provision of drop kerbs, tactile strips, road crossings, and safety barriers. This includes installation of missing sections of pavement such as that on the Petworth Road approaching the junction with Haste Hill and the section at the end of Critchmere Lane where it joins the Liphook Road.</p> <p>Arrangements must be made for the routes to be properly maintained and this includes: clearance of vegetation, integrity of the surface (especially sections of pavement after service utilities have been working) and drainage (including the adequate provision and maintenance of adjacent road gullies, so pedestrians are protected from water thrown up by cars).</p>	WBC SCC Developers HV
16. Negotiations to increase hours of operation and facilities for existing bus services	<p>The town has a good network of bus routes, all of which feed the station as well as the town. However, they lack relevance as they only operate during the day (e.g. return service to Fernhurst finishes at 6.43pm, before the majority of London commuters can get there) and are not well promoted. To be relevant to commuters and to encourage increased patronage throughout the town, they need to run over longer hours and be better promoted with wider advertising of times, services and ticket availability. The aim is also to increase relevance to other station users, including those seeking to use Haslemere station as a gateway to the SDNP and the surrounding countryside. Schemes under negotiation include: "count down" displays at bus stops, improved timetable display and combination train/bus tickets</p>	SCC Stagecoach Community Rail Partnership (CRP)



Traffic, parking and non-car transport cont.

Opportunities	Additional information	Potential Partners
17. Taxi/car share	Taxi/car share pilot scheme to be developed.	SCC South Western Trains (SWT) Haslemere Community Rail Partnership

Environment

Opportunities	Additional information	Potential Partners
18. Identify and designate wildlife corridors and stepping stones	<p>The aim is to protect and enhance Haslemere's rich biodiversity assets and inform future planning policy by identifying and mapping key components of Haslemere's Ecological Network</p> <p>Funding of around £10, 000 was secured in early 2020 to commission GS Ecology and GPM Ecology to undertake a desk-based biodiversity audit of the Haslemere NP area. This exercise identified key designated wildlife sites and the green corridors that connect them. The next phase will focus on developing a Haslemere Biodiversity Action Plan. alongside key partners.</p>	<p><u>Phase 1 (Actual)</u></p> <p>The Lob's Charity Haslemere Society HTC CPRE Surrey</p> <p><u>Phase 2 (Potential)</u></p> <p>Surrey I Nature Partnership Surrey Wildlife Trust South Downs National Park</p>
19. Tree and Hedgerow survey	<p>Trees, woodlands and hedgerows constitute key features of Haslemere's character, landscape and natural beauty. The proposed survey will map trees and hedgerows of intrinsic value (landscape, biodiversity, cultural, historic) to:</p> <ul style="list-style-type: none"> ➤ develop a local Tree Strategy to underpin Policy H11 and guide how we maintain, enhance and proactively manage these resources; ➤ identify 'sensitive zones' that may justify special protection and support a more proactive/targeted basis for TPO applications; ➤ provide specific advice on landscape design for new development, e.g. species appropriate for planting in and around Haslemere; ➤ develop a support network of local Tree Wardens to monitor important trees and hedgerows and report incidents involving damage/loss or worrisome activities to relevant local authorities; ➤ compliment the ongoing biodiversity mapping which has already highlighted the vital role that trees and hedgerows play as wildlife corridors connecting the many designated nature conservation sites ➤ support HTC's recent Climate Emergency & Biodiversity Motion. 	<p>HV</p> <p>Transition Haslemere Haslemere Natural History Society National Trust South Downs National Park Surrey Wildlife Trust</p>



Section 6: Glossary

Glossary A-B

Important Note: This glossary does not provide legal definitions, it merely serves as a guide to key planning terms.

Affordable Housing: Housing for sale or rent, for those 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 includes:

- i. Affordable housing for rent:
- ii. 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.
- iii. Discounted market sales housing: Dwelling is sold at a discount of at least 20% below local market value.
- iv. Other affordable routes to home ownership: This includes shared ownership, relevant equity loans, and 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).

N.B. Also refer to the NPPF and up-to-date legislation and government guidance.

Appearance as defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015: The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, material, decoration, lighting, colour and texture.

Area of Great Landscape Value (AGLV): A local landscape designation for an area considered to have high visual quality complementing areas designated as Areas of Outstanding Natural Beauty (AONB). In 1958, 1971 and 1984 Surrey County Council designated parts of the county as AGLV. For much of the area in Waverley the AONB and AGLV designations are contiguous, however there are areas where the AGLV designation extends beyond the AONB.

Area of Outstanding Natural Beauty (AONB): Areas of Outstanding Natural Beauty (AONBs) are areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. Natural England has a statutory power to designate land as an Area of Outstanding Natural Beauty under the Countryside and Rights of Way Act 2000.

Area of Strategic Visual Importance (ASVI): This designation affects certain areas of land around Haslemere so designated because they are considered important in preventing the coalescence of settlements or because they are open land that penetrate into the urban area like a green lung. They are considered to be 'strategic' because of the role they play in maintaining the character of Haslemere.

Biodiversity: Biodiversity is the term used to describe the whole variety of life on Earth, not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

BREEAM (British Research Establishment Environmental Assessment Method): The leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the *de facto* measure used to describe a building's environmental performance.

Brownfield Land and Sites: See Previously Developed Land (page 72).

Glossary C-G

Climate Change: Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

Conservation Areas: Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, whose character is deemed desirable to preserve and enhance.

Density: In the case of residential development, a measurement of either the number of habitable rooms per hectare (rph) or the number of dwellings per hectare (dph). A rough guide for clarity: 100-125dph would represent 1&2bed apartments, 75dph: tall, terraced town houses with 2-3beds, 45dph: 3bed semi-detached, 30dph: 4bed detached with small gardens, 10dph: detached houses in substantial plots.

Development: Development is defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'.

Employment Land Review: Assessment of the supply of, and demand for employment land within Waverley.

Evidence Base: The information and data gathered by Haslemere Vision and local authorities to inform and support the policy approaches to be set out in local development documents, including physical, economic, and social characteristics of an area.

Examination: The Neighbourhood Plan is subject to independent examination which considers legal compliance and soundness. To be considered 'sound' a core strategy should be justified, effective and consistent with national policy.

General Permitted Development Orders (GDPO): General Permitted Development Orders legislation came into force in 2015 allowing developers to make certain changes to a building without the need to apply for planning permission. Before some permitted development rights proceed, the developer must first obtain 'prior approval' in relation to specified aspects of the development from the local planning authority

Green Belt: A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purpose of the Green Belt is to check the unrestricted sprawl of large built-up areas, to prevent neighbouring towns from merging, to safeguard the countryside from encroachment, to preserve the setting and special character of historic towns and to assist urban regeneration by encouraging the recycling of derelict and other urban land.

Green Infrastructure: A strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Greenfield Sites: Land (or a defined site) outside defined settlement boundaries that has not previously been developed. See definition of Previously Developed Land below.

Green Space: Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality.

Glossary H-L

Habitats Regulation Assessment (HRA): This assessment tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

Haslemere Community Land Trust: A not-for-profit, community organization, set up to develop affordable housing and community assets around Haslemere.

Haslemere Design Statement: Design statement produced by the community in 2012 to identify local character and set out design guidance to guide new development. The design statement was adopted by Waverley Borough Council in 2012 as a material planning consideration.

Haslemere Vision: A not-for-profit company limited by guarantee set up as a community forum for the people of Haslemere and its surrounding villages for guiding the future of the Haslemere area. Membership is open to any individual, body corporate, unincorporated organisation and any parish, district or county council that has an interest in the issues and concerns of Haslemere and the villages and is prepared to sign up to the aims of Haslemere Vision. Many Haslemere Vision volunteers worked in the production of the Neighbourhood Plan.

Hedgerows (important): Under section 97 (hedgerows) of the Environment Act 1995 a hedgerow is considered important if it is at least 30 years old and meets one or more of the following criteria: i) marks all or part of a parish boundary that existed before 1850, ii) contains or borders an archaeological feature or site listed on a Historic Environment Record, iii) marks the boundary of an estate or manor that existed before 1600, iv) is part of a field system or feature associated with a field system that existed before 1845, v) contains protected species listed in the Wildlife and Countryside Act 1981, vi) contains species that are endangered, vulnerable or rare as identified in the British Red Data books, vii) includes woody species and associated features as specified in Schedule 1 of the Hedgerow Regulations 1997. N.B. This legislation only applies to countryside (not domestic) hedgerows of over 20m long, but gaps of less than 20m do not count as gaps in assessing the length.

Heritage Assets: Parts of the historic environment which have significance because of their historic, archaeological, architectural or artistic interest.

Housing Needs Register: The Housing Needs Register is the list of households who would like to be housed in council or housing association properties in Waverley.

Intermediate housing: homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition (page 69) These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Landscape Appraisal: A method of assessing appearance and essential characteristics of a landscape.

Landscape Character: The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II. Listing may include the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

Glossary L-P

Local Geological Sites: (previously Regionally Important Geological/geological Site (RIGS)): Local Sites are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites. The term Local Geological Site (previously Regionally Important Geological/geological Site (RIGS)), as recommended in the Defra Local Sites Guidance (2006), is now widely adopted. Local Geological Sites are selected by voluntary geo-conservation groups, such as RIGS Groups and Geology Trusts, which are generally formed by county or unitary authority area in England.

Local Nature Reserve (LNR): A habitat of local significance for nature conservation.

Local Plan: A development plan prepared by district and other local planning authorities, which sets out local planning policies.

National Nature Reserve (NNR) (from Natural England): NNRs were initially established to protect sensitive features and provide 'outdoor laboratories' for research. Their purpose has widened since those early days. As well as managing some of our most pristine habitats, rarest species and most significant geology, most reserves now offer great opportunities to the public as well as schools and specialist audiences to experience England's natural heritage.

National Planning Policy Framework (NPPF): Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Natura 2000: A European network of protected sites which represent areas of the highest value for natural habitats and species of plants and animals which are rare, endangered or vulnerable in the European Community. The Natura 2000 network includes two types of area: Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

Neighbourhood Plan: A plan prepared by a town or parish council or neighbourhood forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Plan Period: This is the period during which Neighbourhood Plan policies have an effect. In the case of this Plan 2013-2032, though policies only come into effect once they have passed public referendum.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings, land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures, land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape over time.

Glossary R-S

Ramsar Sites: Ramsar sites are wetlands of international importance, designated under the Ramsar Convention, an international agreement signed in Ramsar, Iran, in 1971, which provides for the conservation and good use of wetlands. Wetlands are defined as areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt.

Renewable Energy: Renewable energy comprises energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

Suitable Alternative Natural Greenspace (SANG): Green space used as mitigation or avoidance to reduce recreational use of the Thames Basin Heaths Special Protection Area.

Sites of Nature Conservation Importance (SNCI): Locally important sites of nature conservation. These are adopted in local development plan documents.

Sites of Special Scientific Interest (SSSI): The country's very best wildlife and geographical sites, designated under the Wildlife and Countryside Act 1981 (as amended) by Natural England. They include some of the most spectacular and beautiful habitats. A large proportion of the total area of these sites in England are also internationally important for their wildlife, and designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites.

Special Area of Conservation (SAC): Areas which have been given special protection under the European Union's Habitat Directive. They provide increased protection to a variety of wild animals, plants and habitats.

Special Protection Areas (SPA): Sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive 1979 which provides enhanced protection given by the SSSI status which all SPAs also hold.

Stepping Stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic Environmental Assessment (SEA): A system of incorporating environmental considerations into policies, plans and programmes.

Strategic Flood Risk Assessment (SFRA): A SFRA should be carried out by the local planning authority to inform the preparation of its Local Development Documents (LDDs), having regard to catchment-wide flooding issues which affect the area. Policies in LDDs should set out requirements for site-specific Flood Risk Assessments (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the Plan.

Strategic Housing Land Availability Assessment (SHLAA): A study that provides information on housing land supply.

Strategic Housing Market Assessment (SHMA): Assessment of the local housing market, which studies the supply and demand for housing, housing and planning policies, the need for affordable housing and the affordability of the local housing market.

Sustainability Appraisal (including Environmental Appraisal): An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Glossary W

Waverley Local Plan Part 1 (LPP1): Part 1 of the local Plan adopted by WBC in Feb 2018. It contains Strategic Policies and Sites and sets out the Council's spatial framework for delivering the changes needed to realise their vision for development in Waverley Borough up to 2032.

Waverley Local Plan Part 2 (LPP2): Will detail Site Allocations and Development Management Policies. Currently being prepared for public consultation expected to take place later in 2020.

Wildlife Corridor: Area of habitat connecting wildlife populations.

Windfall Site: Sites which have not been specifically identified as available in the local plan process. They normally comprise previously developed sites that have unexpectedly become available.

Sources of Information:

Where possible explanations of terms are taken from the National Planning Policy Framework. Alternatively, the explanation of planning terms is taken from a range of sources, including Waverley's Local Plans (2018, 2002), Planning Portal, South East Plan, Office of National Statistics (ONS) and Communities and Local Government.



Section 7: Evidence list

Evidence list

Thank you for your time going through the Plan. If readers wish to look into the evidence in more detail, we recommend looking at the key pieces listed below, which are all available at <https://www.haslemeretc.org/evidence-base.html>.

General

National Planning Policy Framework – February 2019 (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

Waverley Local Plan part 1 (adopted 2018) www.waverley.gov.uk/downloads/download/2345/adopted_local_plan_part_1)

Waverley Local Plan part 2 (not yet available; expected to be published for consultation in 2020).

Haslemere Design Statement 2012

(https://www.haslemeretc.org/uploads/1/1/5/9/115942197/haslemere_design_statement_2012.pdf)

Haslemere Vision Evidence Base (www.haslemerevision.org.uk/wp-content/uploads/Evidence-Base-2013-20131030.pdf)

Consultation Results – Phase 1 and Phase 2 (www.haslemerevision.org.uk/downloads/evidence)

Housing

Waverley Housing Need and Local Affordability Analysis -April 2018

(www.waverley.gov.uk/downloads/file/6083/housing_need_and_affordability_analysis)

Haslemere CLT Housing Survey (July 2018) (www.haslemereclt.org.uk/wp-content/uploads/2019/02/Haslemere-CLT-Housing-Need-Survey-Report-.pdf)

West Surrey Strategic Housing Market Assessment (Waverley Summary Report and Addendum December 2015)

(https://www.haslemeretc.org/uploads/1/1/5/9/115942197/west_surrey_strategic_housing_market_assessment_waverley_addendum_december_2015.pdf)

Building for a Healthy Life (<https://www.udg.org.uk/publications/othermanuals/building-healthy-life>)

Waverley Land Availability Assessment

(https://www.haslemeretc.org/uploads/1/1/5/9/115942197/wbc_land_availability_assessment_may_2018.pdf)

Foresight Paper No. 6; Making the Link, Campaign to Protect Rural England www.cpre.org.uk/resources/making-the-link/

Nationally Described Space Standards www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard

Building in context www.designcouncil.org.uk/sites/default/files/asset/document/building-in-context-new-development-in-historic-areas.pdf

Manual for Streets: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/3892/mfssummary.pdf

BRE Home Quality Mark www.homequalitymark.com/

Haslemere Settlement Boundaries and windfall topic paper

The Surrey Hills AONB Search of Natural Beauty Evaluation

https://www.waverley.gov.uk/downloads/download/1791/surrey_hills_aonb_areas_search_natural_beauty_evaluation_han_kinson_duckett_associates_october_2013

Communities Agency Affordable Houses Survey www.housinglin.org.uk/assets/Resources/Housing/Support_materials/Other_reports_and_guidance/HCA_Affordable_Housing_survey.pdf

Housing Design Awards <http://hdawards.org/archive/>

Environment

Surrey Landscape Character Assessment 2015 Waverley Report (www.surreycc.gov.uk/land-planning-and-development/countryside/strategies-action-plans-and-guidance/landscape-character-assessment)

Waverley Borough Council Local Landscape Designation Review (August 2014)
(www.waverley.gov.uk/downloads/download/1780/waverley_landscape_report_august_2014)

Waverley Green Belt Review Parts 1 and 2 – Amec (August 2014)
(www.waverley.gov.uk/downloads/download/1781/waverley_green_belt_review-august_2014)

Biodiversity 2020: A strategy for England's wildlife and Ecosystems Services (www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services)

Guidance Note 1 the Reduction of Obtrusive Light 2020, Institute of Lighting Professionals
(www.theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2020/)

Accessible Natural Greenspace Standard – Natural England
(<http://publications.naturalengland.org.uk/publication/65021>)

Waverley Borough Council Local Green Space LPP2 Topic paper (May 2018)
https://www.waverley.gov.uk/downloads/file/6096/local_green_space_lpp2_topic_paper

Haslemere Neighbourhood Plan: Local Green Spaces Assessment Paper November 2020

Haslemere Neighbourhood Plan Area – Biodiversity Report 2016

Biodiversity Audit of Haslemere's Ecological Network, Giles Sutton MCIEEM Cenv & Gareth Matthes MCIEEM
9.12.20

The Hedgerow Regulations 1997. <https://www.legislation.gov.uk/uksi/1997/1160/contents/made>

Surrey Hills AONB Management Plan 2020-2025 www.surreyhills.org/wp-content/uploads/2019/12/Surrey-Hills-Management-Plan-Web-72-SP.pdf

British Standard 5837:2012. Trees in relation to design, demolition and construction. BSI Standards Limited. ISBN 978 0 580 69917 7.

British Standard 2988:2010. Tree work recommendations. BSI Standards Limited. ISBN 978 0 580 53777 6.

Business and the Local Economy

Waverley Economic Development Strategy 2018-2032
(www.waverley.gov.uk/downloads/file/2240/economic_development_strategy_2007-2012)

Waverley Employment Land Review (April 2016)
(www.waverley.gov.uk/downloads/file/5274/waverley_employment_land_review_elr2016)

Waverley Town Centre Retail Study Update (2013)
(www.waverley.gov.uk/downloads/download/1403/waverley_draft_town_centre_retail_study_update_2012)

Waverley Impact of Housing Costs and Affordability on Local Businesses (September 2014)

Access & Transport

Technical Note: Transport measures to support growth identified in the Waverley Borough Core Strategy– Surrey County Council (March 2012) (www.waverley.gov.uk/downloads/download/1233/technical_note_transport_measures_to_support_growth_identified_in_the_waverley_borough_core_strategy)

Haslemere Traffic Flows Summary Report 2019



Section 8: Appendices

Appendix 1:

Development Brief requirements (Policy H8)

The development brief should include:

- i. a site map, showing the site's location within its immediate neighbourhood and identifying any key features, e.g. Green Belt, AONB, AGLV, Special Protection Areas and Sites of Special Scientific Interest, flood zones, historical and archaeological features, key landmarks, views and other features potentially affected by the proposed development
- ii. a list of the planning history and constraints for the site
- iii. an illustrative layout of the proposed development, including elevations of the properties as seen from outside the boundary of the site
- iv. a schedule of the proposed development, numbers of properties, by size, numbers of affordable homes and dwelling type, mix and tenure
- v. design style, materials to be used, proposed layout and landscaping of the site including an explanation of how the development meets the relevant requirements of the Haslemere Design Statement.
- vi. site access arrangements for all modes of transport, (road, pedestrian/cycle routes, public transport) and parking provisions
- vii. landscaping and publicly accessible open spaces
- viii. the location of trees, hedgerows and woodland as detailed in a full site survey conducted by a qualified arboriculturist or ecologist, and including a management plan and identification of any trees, hedgerows and woodland that has been intentionally or accidentally damaged and the mitigation proposed. (refer to Policy H11 – Trees, woodland and hedgerows)
- ix. indicative timing and phasing of the proposed development
- x. consideration and mitigation of any infrastructure issues raised by the proposed development
- xi. details of how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they enhance and link into the existing Ecological Network and the amount of biodiversity net gain units for the development (refer to Policy H14 Protecting and enhancing biodiversity through Haslemere's Ecological Network)
- xii. proposed community benefits of the development with regard to the Haslemere Neighbourhood Plan and any other key local issues; and
- xiii. an explanation of how the new development contributes to achieving the Building for a Healthy Life standards.

Appendix 2:

Policy H14: Descriptive summary Biodiversity Opportunity Areas

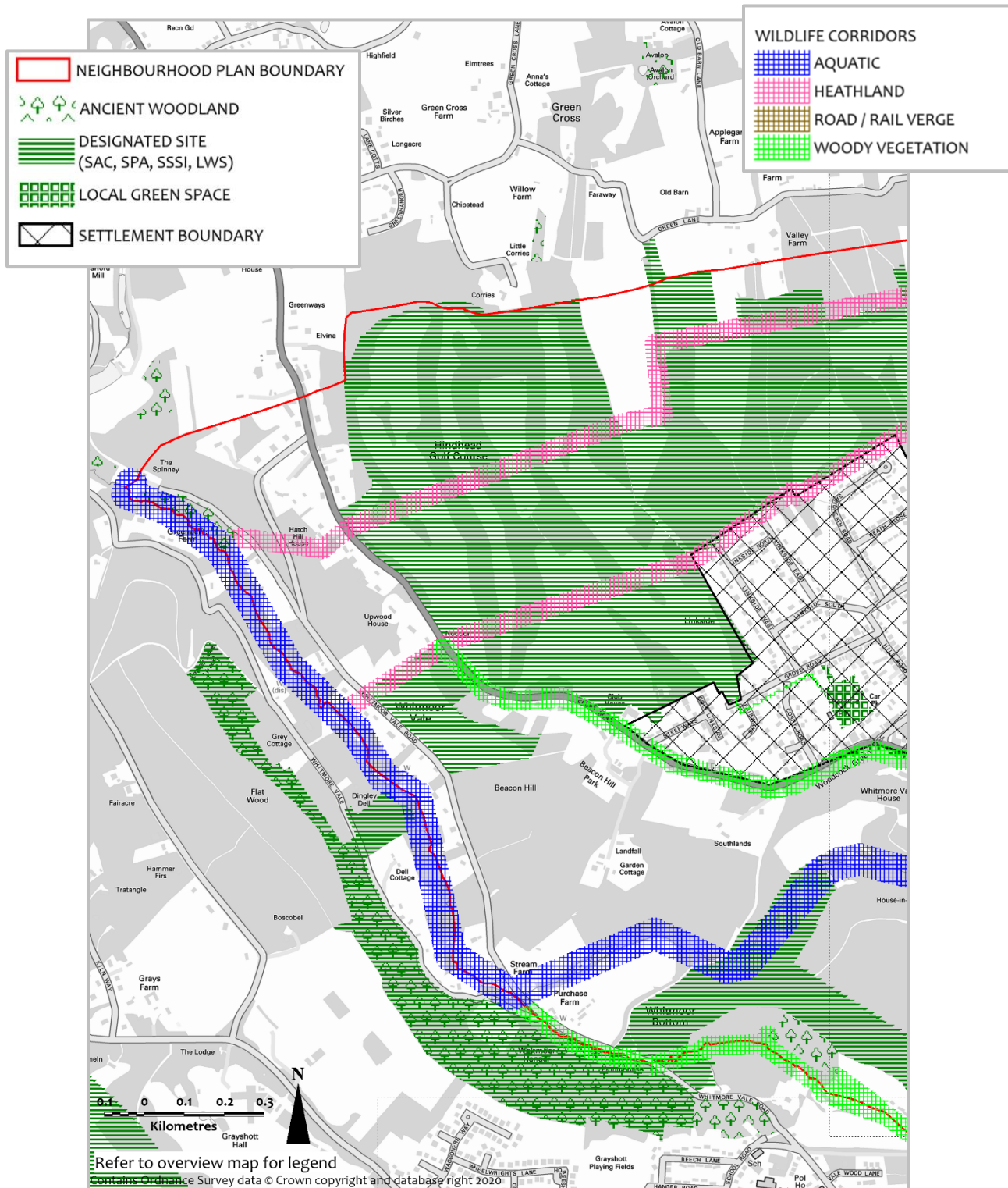
Number (yellow labels on map)	BOA Subgroup	Name	Biodiversity interest	Area (hectares)
WG03	Wealden Greensand	Thursley Hankley and Frensham Heaths	Lowland Heathland, Lowland Acid Grassland, Fen Communities, Ancient Woodland	2710
WG04	Wealden Greensand	Devil's Punch Bowl and Hlndhead Heaths	Lowland Heathland, Lowland Acid Grassland, Lowland Mixed Deciduous Woodland, Wet Woodland, Lowland Beech and Yew Woodland, Ancient Woodland	1169
LW01	Low Weald	Chiddingfold and West Weald Woodlands	Lowland Mixed Deciduous Woodland, Wet Woodland, Lowland Meadows, Ancient Woodland	48948

Appendix 3:

Policy H14 Wildlife corridor maps and descriptions

Map 1 (Northwest Beacon Hill)

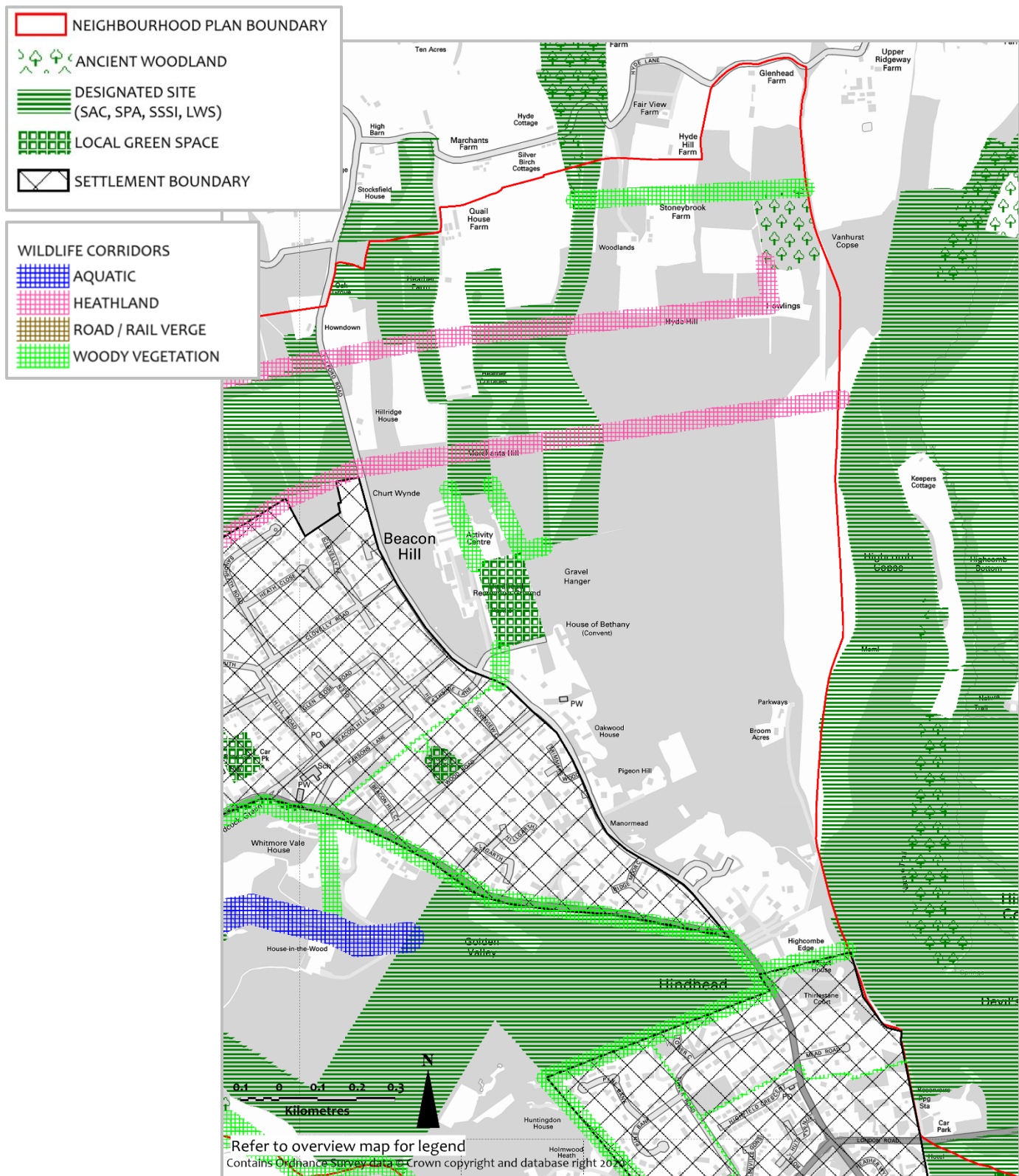
A heathland corridor is located along the northern side of the Plan area boundary, illustrating a zone of opportunity for heathland management and creation, linking heathland SNCIs (Beacon Hill, Hindhead Golf Club and Windy Gap SSSI) with Devil's Punchbowl SSSI. The heathland corridor stops at the River Wey, about 1km from Bramshott and Ludshott Commons SSSI within Hampshire. Within the Beacon Hill settlement, the network includes recently established treelines (corridors) linking Local Green Spaces, including Beacon Hill Rec and Woodcock Green.



These maps have been produced using data from Surrey Biodiversity Information Centre, Sussex Biodiversity Record Centre, Hampshire Biodiversity Information Centre and Natural England.

Map 2 (Northeast Beacon Hill & North Hindhead)

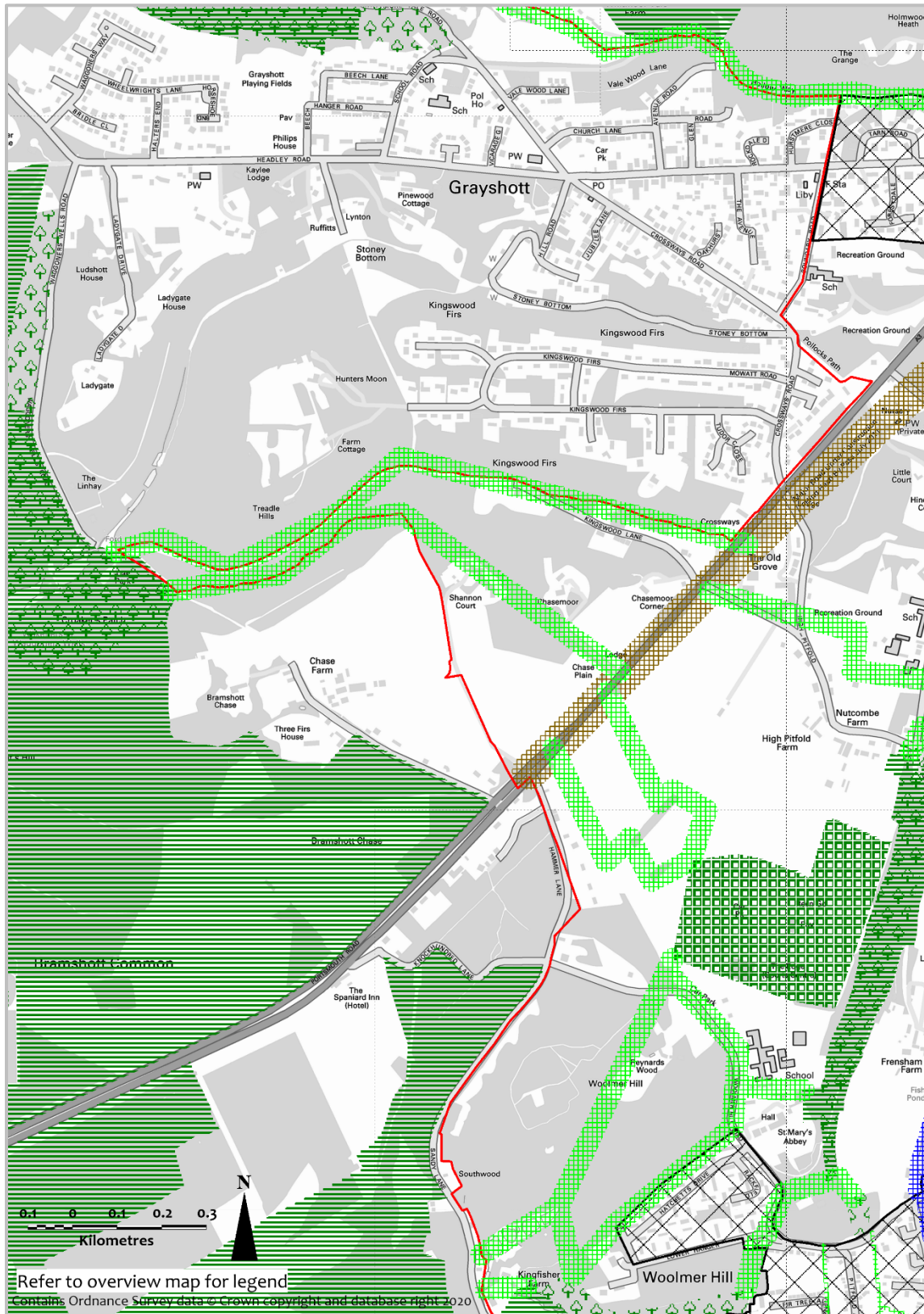
A heathland corridor north of Beacon Hill links Heathland SNCIs (Beacon Hill and Marchants Hill SNCI) with Devil’s Punchbowl SSSI. Within Beacon Hill settlement are historic hedgerow corridors across Beacon Hill linking Local Green Space Grovers Garden and just outside the settlement Hindhead Playing Field Green Finger. Hindhead settlement also includes historic hedgerows across built-up areas. The Map includes the River Wey corridor rising in Golden Valley.



These maps have been produced using data from Surrey Biodiversity Information Centre, Sussex Biodiversity Record Centre, Hampshire Biodiversity Information Centre and Natural England.

Map 3 (West Haslemere)

The A3 road-verge corridor links with woodland corridors westwards to Hampshire sites such as Waggoners Wells and eastwards towards Beechnut House Wood SNCI and Woolmer Hill Recreation Ground Green Finger. The woodland and hedgerows between Amesbury School and Woolmer Hill Road represent important bat corridors.⁴¹

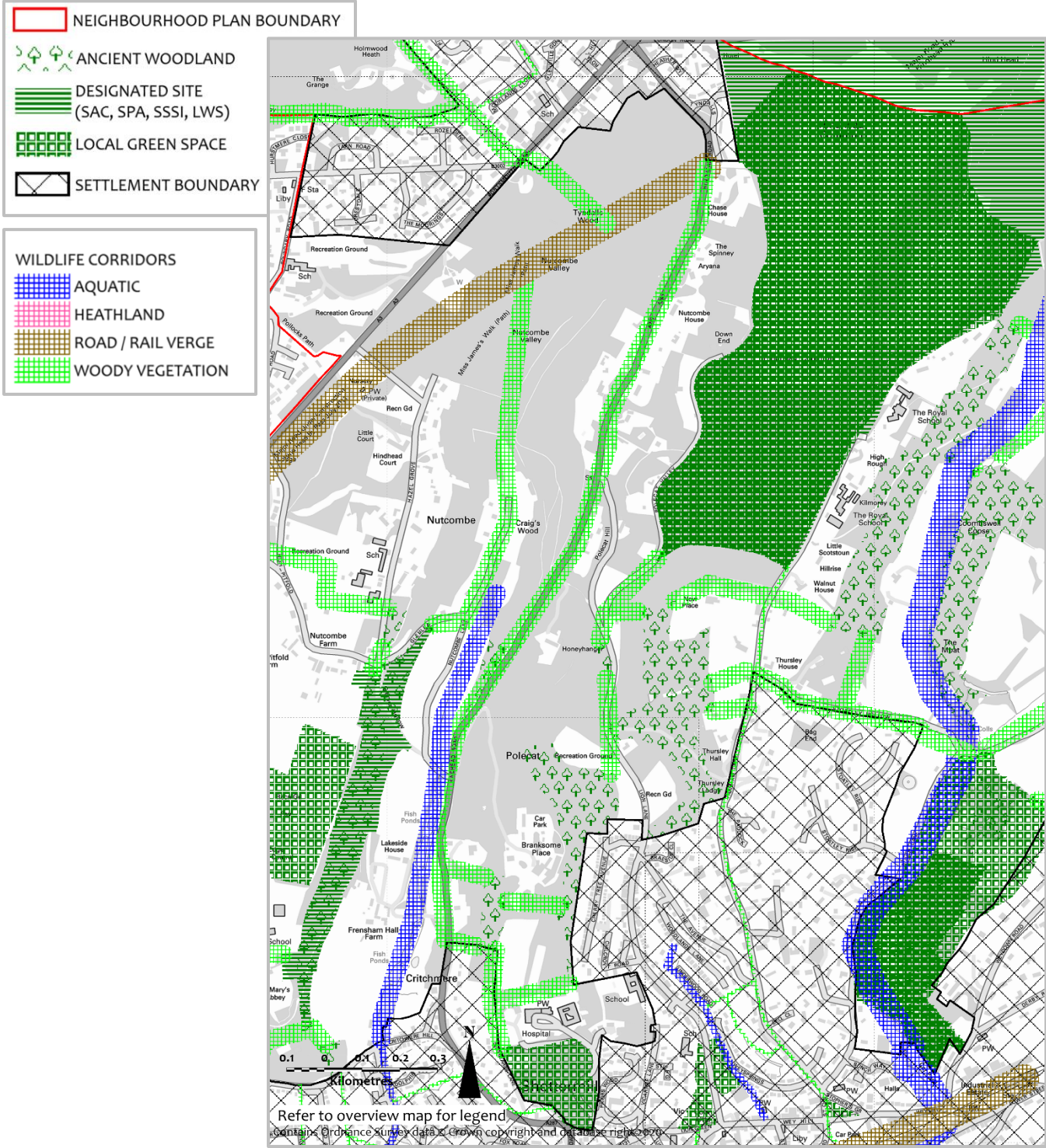


These maps have been produced using data from Surrey Biodiversity Information Centre, Sussex Biodiversity Record Centre, Hampshire Biodiversity Information Centre and Natural England.

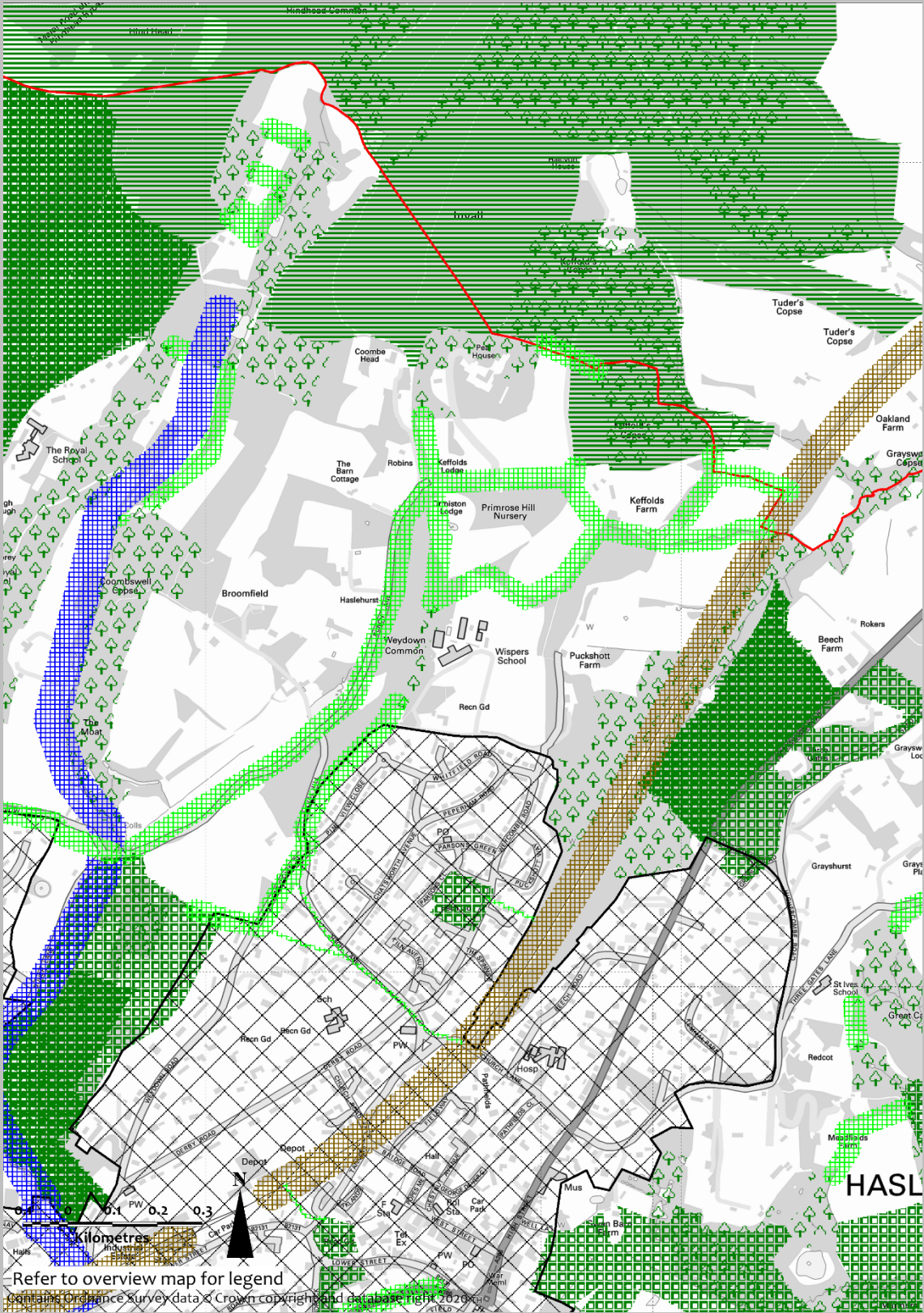
⁴² pers.comm M Phillips, 2016

Map 4 (South Hindhead, Devil's Punchbowl & North Shottermill)

The A3 road-verge corridor is linked with a woodland corridor south to Nutcombe and an important bat corridor from Nutcombe Valley to Shottermill. Historic field-boundary and tree-line links are located within the settlement boundary of Hindhead. Woodland and hedgerow corridors link-up ancient woodland sites south of Devil's Punchbowl SSSI. Historic hedgerow corridors within Shottermill link to Lion's Green and St. Christopher's Green Spaces. A riparian corridor runs from Nutcombe Valley, through Shottermill towards the River Wey. Hedgerow corridors link ancient woodland sites to Bunch Lane Woodland SNCI, important for dormice. The hedgerow corridor between Royal School and Weydown Road is important for bats. A riparian corridor links Clements Corner Green Space with Bunch Lane Woodland SNCI.



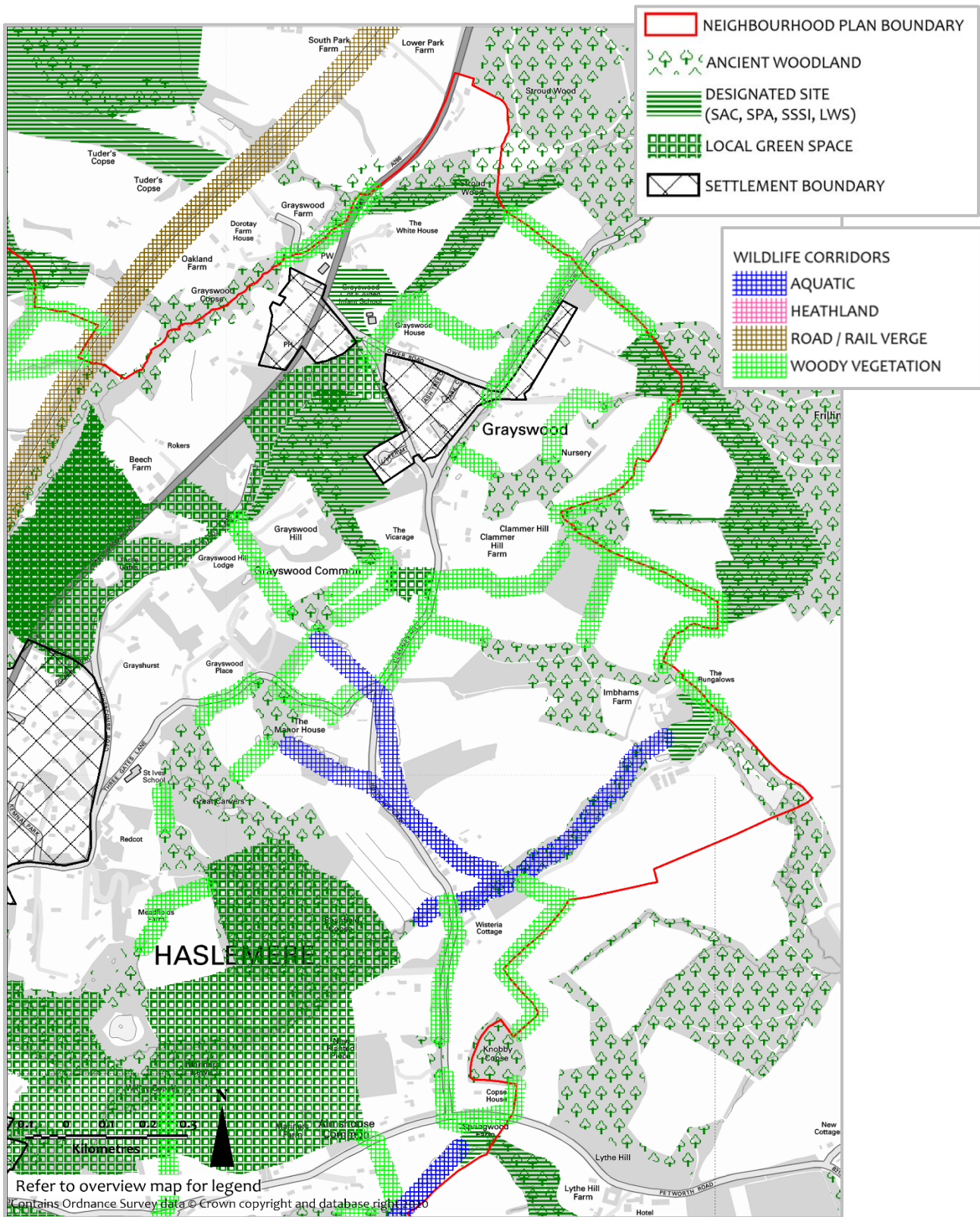
Head of the Department of Mathematics



These maps have been produced using data from Surrey Biodiversity Information Centre, Sussex Biodiversity Record Centre, Hampshire Biodiversity Information Centre and Natural England.

Map 6 (Grayswood and Haslemere North East)

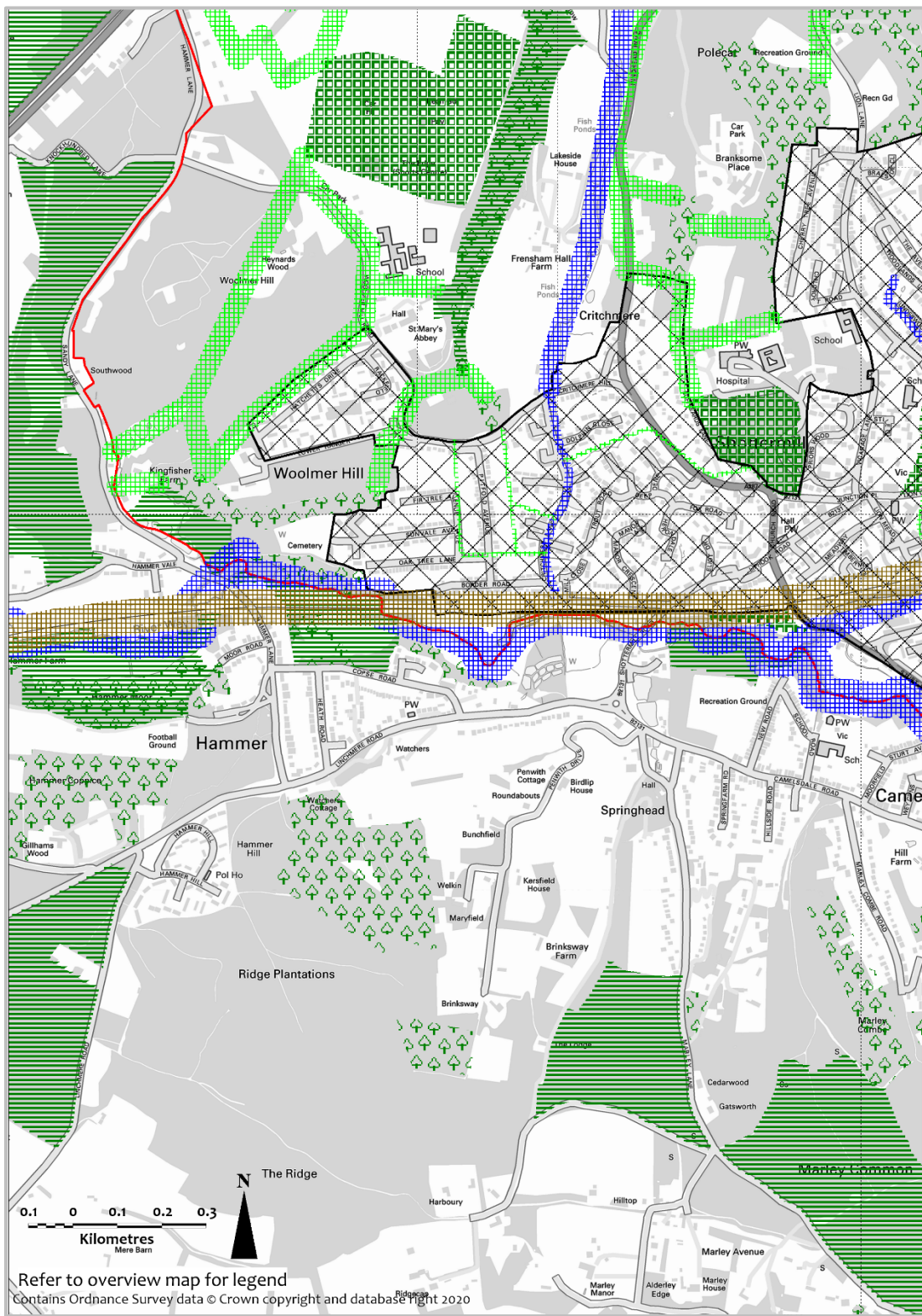
An extensive network of hedgerow corridors link to ancient woodland (including Graywood Common, Imbhams and Frillinghurst Wood SNCIs) outside of the settlement boundaries. These corridors are important for dormice (from Grayswood to Imbhams) and bats (Grayswood to Swan Barn and Swan Barn to Imbhams). These corridors are perhaps the most important in Haslemere for bats, supporting a high number of bat species, including several rare bats and include a riparian corridor between Swan Barn and Imbhams, a headwater to the River Arun.



These maps have been produced using data from Surrey Biodiversity Information Centre, Sussex Biodiversity Record Centre, Hampshire Biodiversity Information Centre and Natural England

Map 7 (Haslemere South West)

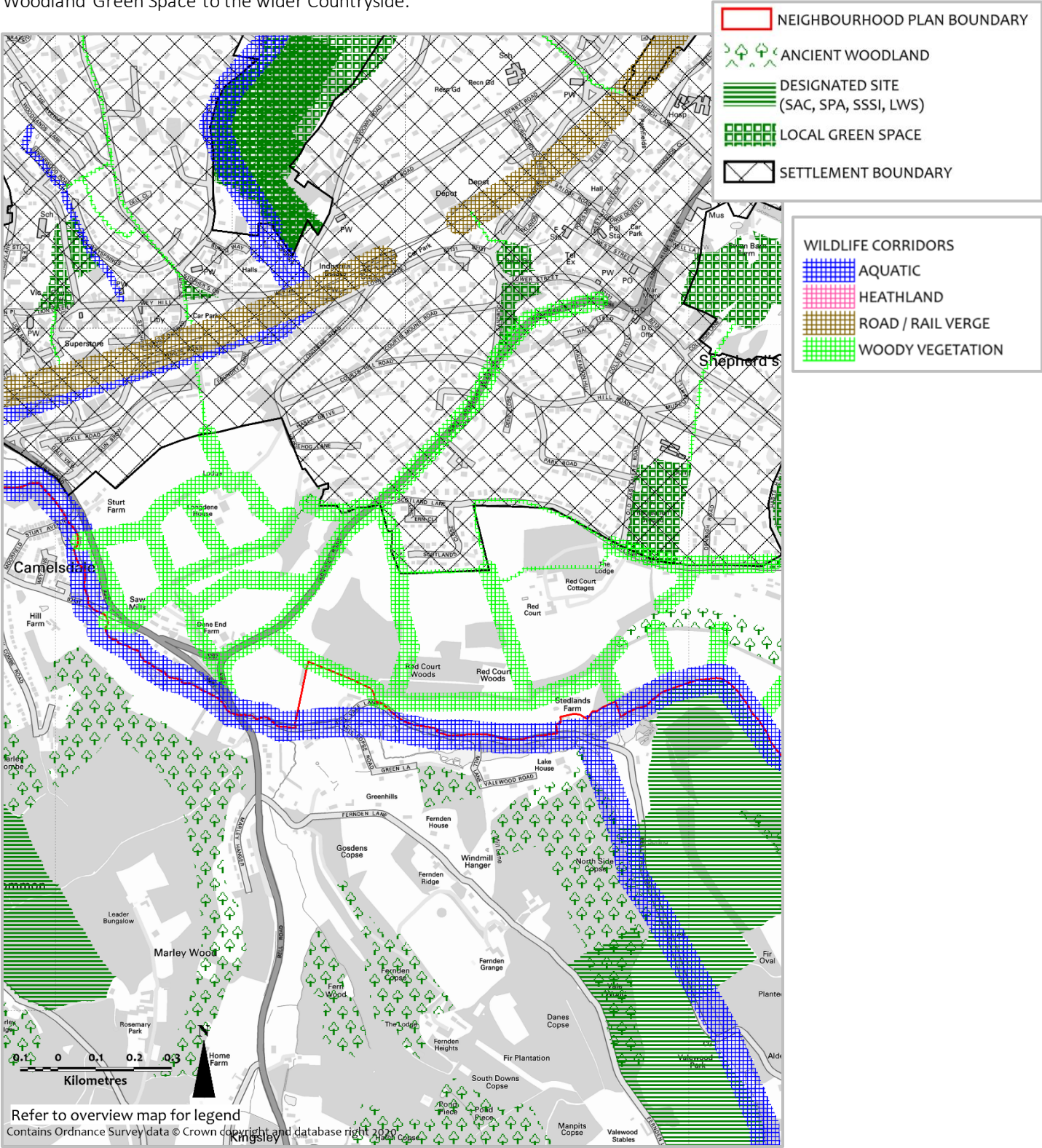
The River Wey corridor stretches along the southern boundary of the Haslemere’s Town Council Boundary, linked with historic corridors into Shottermill settlement (both riparian and hedgerow). The riparian corridor from Hammer to Sturt Road is important for bats. The railway and river corridor run parallel at the south western corner of the Neighbourhood Plan boundary. Several of the riparian corridors on Map 7 are partly culverted and could represent an opportunity, where it is possible to reinstate an open water-course. A woodland corridor links Woolmer Hill Recreation Ground Green Finger with ancient woodland to the south.



These maps have been produced using data from Surrey Biodiversity Information Centre, Sussex Biodiversity Record Centre, Hampshire Biodiversity Information Centre and Natural England.

Map 8 (South Haslemere)

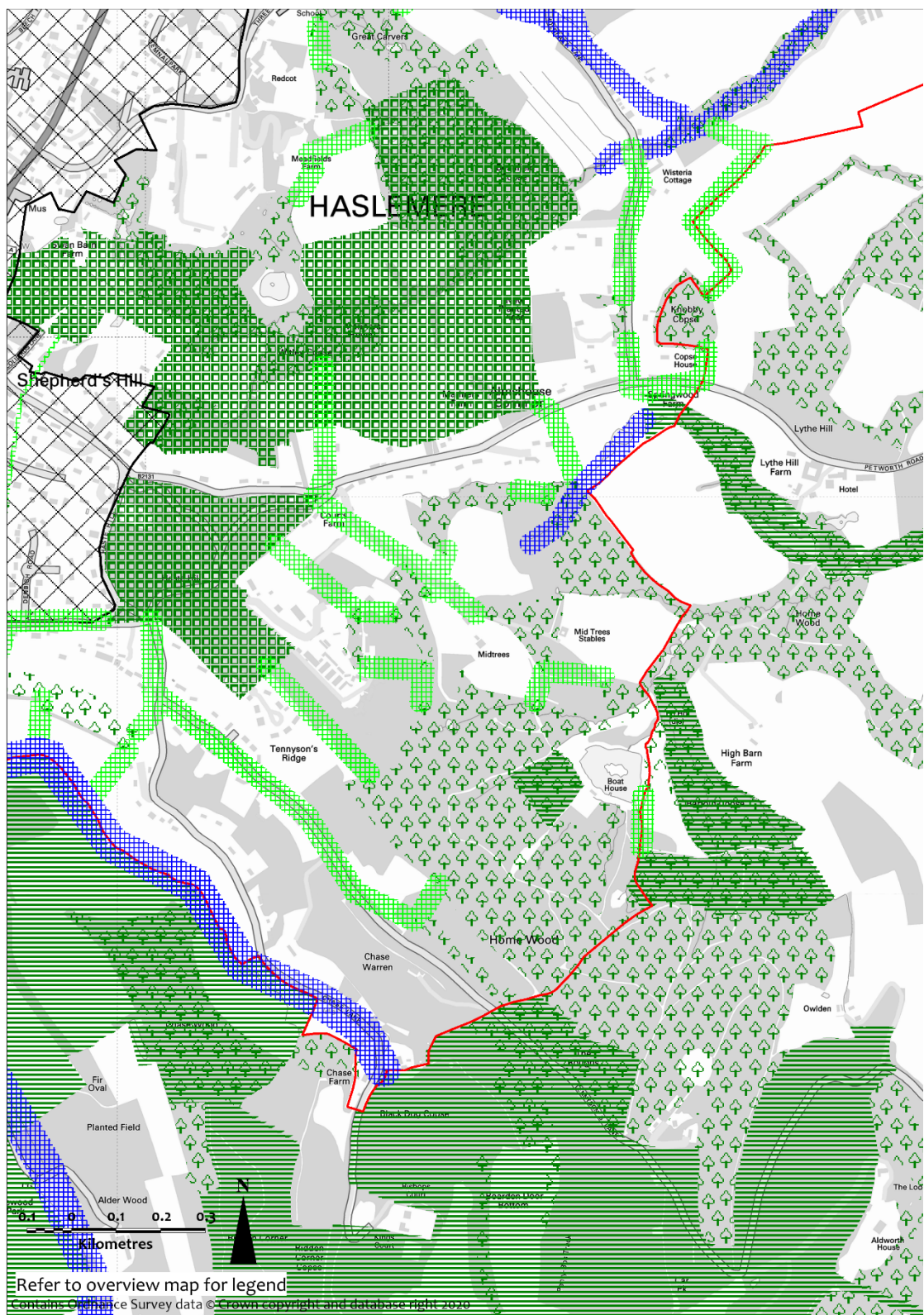
The River Wey corridor stretches along the southern boundary from Sturt Road to Bell Vale Lane, linked to hedgerow and woodland corridors throughout the AONB land adjacent to the southern settlement boundary of Haslemere. This area supports vulnerable dormice corridors on the edge of the Town settlement. An historic hedgerow corridor, at Sun Brow Green Space, within Haslemere Settlement links the Railway to the Sturt Farm hedgerow network. Other historic hedgerow corridors connect Town Meadow and the adjacent Sandrock's Woodland Green Space to the wider Countryside.



These maps have been produced using data from Surrey Biodiversity Information Centre, Sussex Biodiversity Record Centre, Hampshire Biodiversity Information Centre and Natural England.

Map 9 (Haslemere South East)

Similar to Map 6 this area represents a network of hedgerow corridors linking to a patchwork of ancient woodland (including Home Wood East and Lythe Hill Copse SNCIs) outside of the settlement boundaries. This network of hedgerows also includes important corridors for bats from Blackdown woodland through Lythe Hill to Swan Barn, which are likely to also represent important corridors for Dormice. Haslemere's south eastern boundary is bordered by the River Wey, its source and the location for a beaver introduction project.



These maps have been produced using data from Surrey Biodiversity Information Centre, Sussex Biodiversity Record Centre, Hampshire Biodiversity Information Centre and Natural England.

Further information and contact details



A copy of the Neighbourhood Plan is available to read or download at www.haslemeretc.org/neighbourhood-plan together with links to the evidence base.



Hard copies of the Plan or the survey can be obtained by telephoning the Town Council on 01428 654305, by email at nplan@haslemeretc.org or via a letter of request to Haslemere Town Council, High Street, Haslemere GU27 2HG.