



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. A consultation on the policies within will run from **2nd March to the 27th April 2020**.

It is vital policies receive support to take them forward, so we urge all those (16+) who live or work in the area to respond to the online survey at www.haslemeretc.org/neighbourhood-plan.

The following document contains the full detail of the proposed Plan, together with a list of the evidence used to formulate the policies. To ask specific questions please see the back cover for contact details and dates of public drop-in events.

IN PARTNERSHIP WITH



Published by Haslemere Town Council February 2020



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Introduction from the 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 two paper consultations delivered to 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.

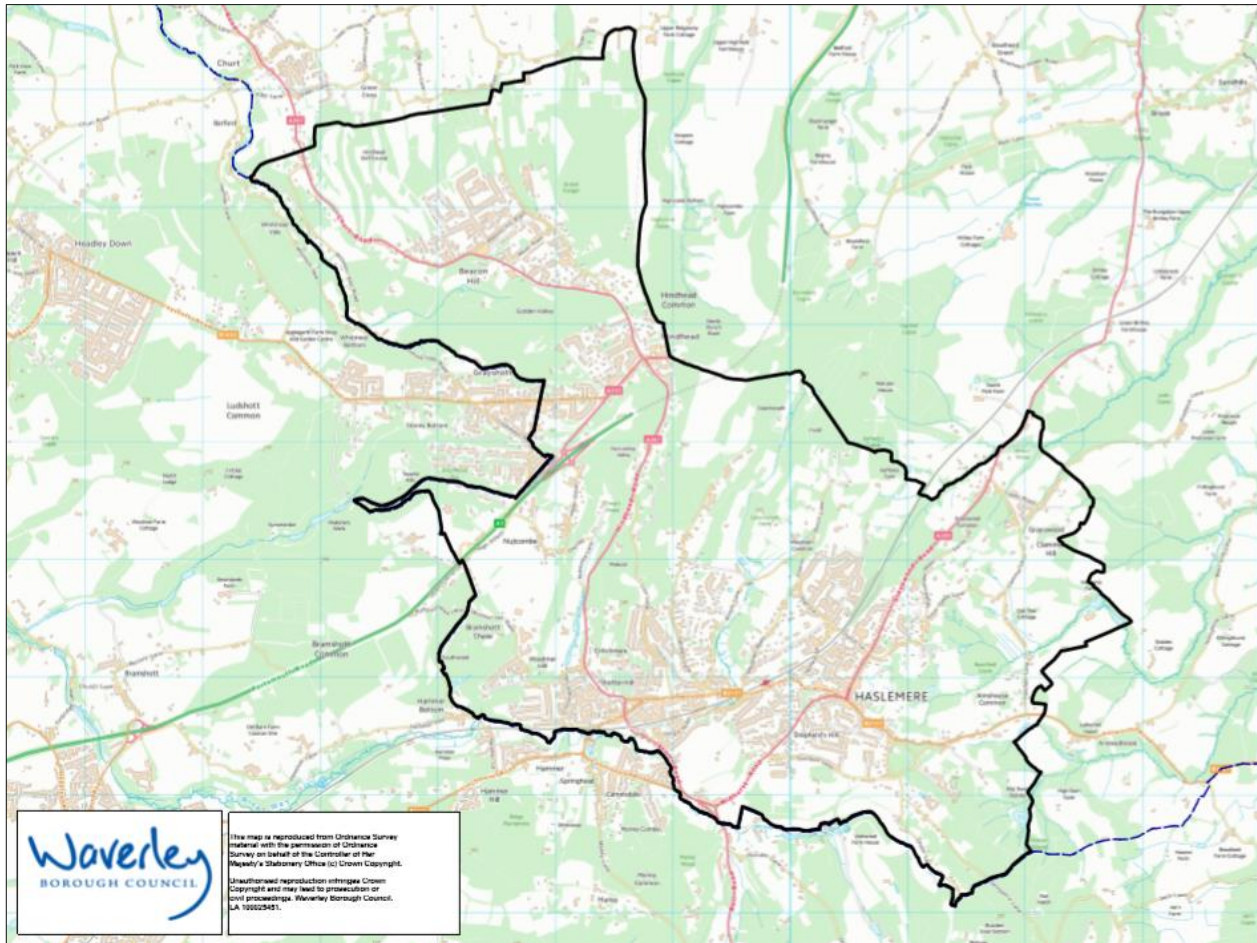
Completing the Plan has been a great achievement and we wish to thank all those volunteers who have played their part in its preparation. It has been a long road but Haslemere Town Council, having adopted the Plan, are proud to commend it to all who live and work in the area.

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
Haslemere today and key challenges

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 68). 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/or 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

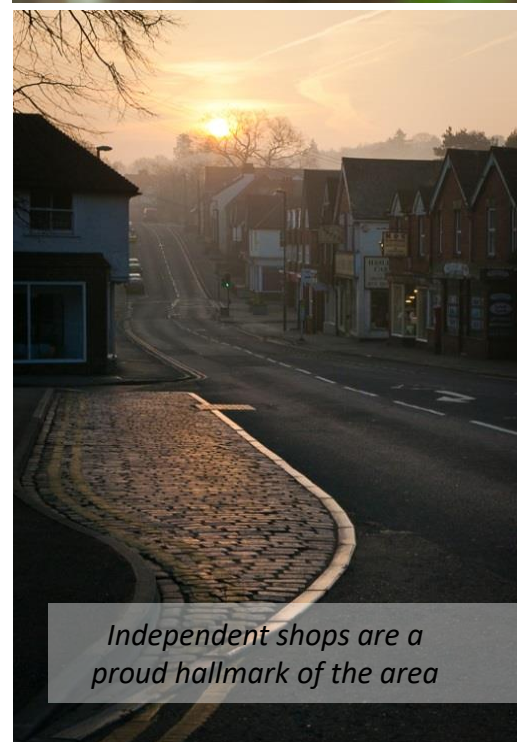
Haslemere and the villages of Hindhead, Beacon Hill and Grayswood lie nestled in the most southerly Surrey Hills, surrounded by beautiful countryside and protected habitats; a walkers' paradise. The town serves as an amenities hub in the wider three-counties area (Surrey, West Sussex, Hampshire). The 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 so on. 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 remain on both the high street and on public services.

Population and Demographics

Our links with London are key to the popularity of the area 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.



Independent shops are a proud hallmark of the area





Infrastructure

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.

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.



The single biggest boost for high street retailers is foot traffic

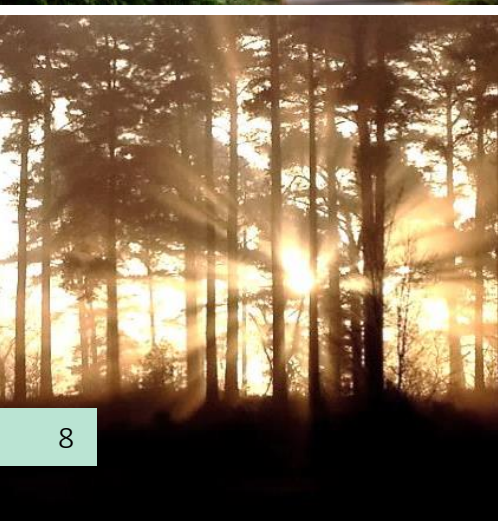
Key challenges

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.

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.



Key challenges cont...

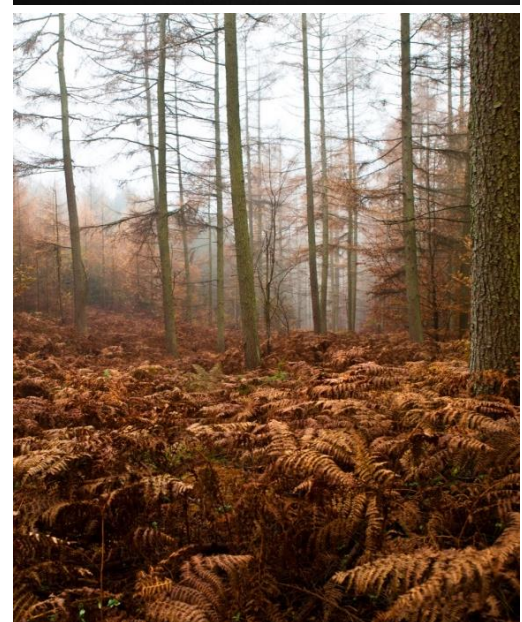
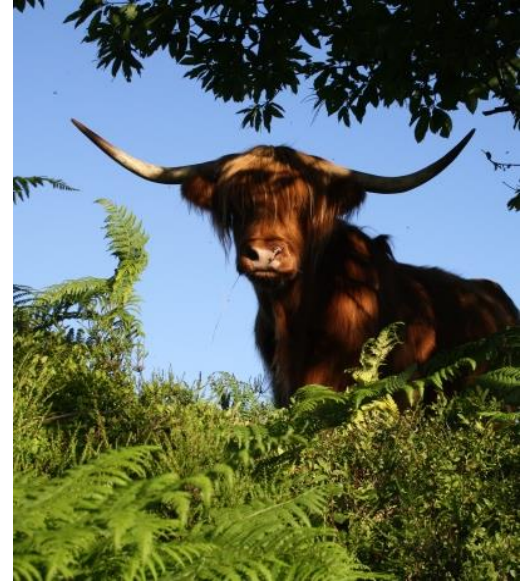
Employment

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, and support current employers by preserving employment sites, where possible, and by providing 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.





Section 2: Principles

Principles guiding our policies
Delivering the required housing numbers
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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, Areas of Outstanding Natural Beauty (“AONB”) and Areas of Great Landscape Value (“AGLV”). The Wealden Heath Special Protected 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 during the Plan period. For instance, 65% of consultation respondents wished to see ‘as many houses as possible’ built ‘within settlements’ 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.

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.

Given the extraordinary circumstances described above, 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’.

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 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 Protected 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 64). The Neighbourhood Plan builds upon the objectives of the Haslemere Design Statement which has already been adopted as a material planning consideration.

Principles

Achieving a suitable housing mix

Waverley'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. 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 are 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. The station currently attracts 3,000 rail users and 900 cars every weekday, of which over 550 use four nearby car parks and the remainder park 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 is 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. Based on Network Rail's South East Route Utilisation Strategy, Haslemere may have as many as 450 more commuters and significant growth in off-peak rail travel by 2032.

Unless enhancements are made to our roads, cycle ways and footpaths to facilitate and encourage the use of non-motorised transport the town will suffer worsening congestion due to the planned increases in housing and population during the Plan period.

Therefore, where possible under the provisions of planning policy the Plan seeks to encourage development that promotes a balanced use of our road space and sustainable non-motorised forms of transport.

Whilst many of residents' concerns about access and transport identified in the community consultation 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”). It also contains or borders a wealth of important nationally and internationally protected wildlife habitats (ref maps in policy H14; pages 43 and 44). These include the Wealden Heaths Phase II Special Protection Area (“SPA”), an extensive area of lowland heathland as well as two Sites of Special Scientific Interest (“SSSIs”) (the Devil’s Punch Bowl and Stockstone Quarry).

The area contains 20 Sites of Nature Conservation Importance (“SNClS”), one Local Geological Site and significant ancient woodland which play a vital role in supporting a number of rare and threatened species as well as connecting green corridors. It is also part of a network of Biodiversity Opportunity Areas (“BOAs”) aiming to deliver a coherent and resilient ecological network across the county.

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 whole area is very wooded and the undulating topography helps to hide the built-up area. This has led to certain areas of the town being designated as Areas of Strategic Visual Importance (ASVIs), seeking to prevent the coalescence of the settlement and to 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 Haslemere Hillside (wooded area to the south of Haslemere High Street) has been designated an Area of Special Environmental Quality to protect the verdant character forming an important backdrop to the town centre.

The Haslemere area has been a popular destination for literary and artistic talent including Tennyson, John Tyndall and Sir Arthur Conan Doyle, who used Hindhead Heath as his inspiration for *The Hound of the Baskervilles*. Much of the land is among the earliest land acquired by the National Trust and the area remains a popular place to walk and enjoy the countryside.

Haslemere is surrounded by hills, with Blackdown at 920 feet (280 m) to the south and Gibbet Hill at 894 feet (272m) to the north. The Waverley Local Plan Part I recognises their value and specifically protects these views, which highlight the area’s unique environment.

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

Therefore, the Plan seeks to ensure that any development taking place during the life of the Plan:

- if within the existing built area, is developed in line with appropriate building standards using the Haslemere Design Statement (ref Glossary page 64) and the principles of the Building for Life Standards (ref Evidence list page 68).
- if outside the built area, is developed in a manner that meets the Neighbourhood Plan sustainability standards. These standards have deliberately been set higher than national norms because of the sensitivity and unique value of the surrounding environment.

Principles

Promoting and encouraging a vibrant local economy

Waverley's Economic Strategy 2015 – 2020 (ref Evidence List page 69) sets out the borough's characteristics which include 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, high levels of outward commuting and only modest levels of employment growth since 2001. Based on the Annual Survey of Hours and Earnings 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). 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 in the area have resulted in the redevelopment of many employment sites for housing. The five major sites¹ consulted on (ref Haslemere Vision Consultation Phase II results) employed at least 110 people historically. Several other recent development sites were previously employment sites.

The Waverley Employment Land Review Update 2016 (ref Evidence list page 69) recognised a lack of flexible B class premises that can accommodate small and medium-sized enterprises (SME). Haslemere should encourage the development and siting of SME commercial office space in the town so as to take advantage of the excellent railway connections between London and Portsmouth, increase the number of residents working in the town and increase the average income earned by residents.

Waverley's Local Plan Part I recognises that retail is a key sector of Waverley's economy and important to the continued vibrancy of its 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 Neighbourhood Plan area also includes Hindhead and Beacon Hill. While the area of Hindhead close to the Devil's Punch Bowl 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.

The South Downs National Park Authority has already identified Haslemere station as a public transport gateway to the National Park and there are opportunities to grow the visitor economy further.

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.

¹ The five major sites which were consulted on are Baron's garage, Andrews of Hindhead, 5-21 Wey Hill, Land North of Wey Hill (Youth Campus) and West Street (town centre car park).





Section 3: Policies

- H 1: Designation and purpose of the settlement boundaries
- H 2: Development outside the settlement boundaries on existing built land
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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 of the four settlements within the Neighbourhood Plan Area. If delivery of new homes falls short Waverley Borough Council may need to review and set new settlement boundaries in their Local Plan Part 2 which would supersede the boundaries set in this Plan.

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. To achieve this aim, it will be necessary to prioritize 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. That means some strategic sites within Haslemere will need to be built at medium to high housing densities (above 45 dwellings per hectare or dph – see Glossary page 63) and some 'windfall land efficient development' will occur within the town.

In its Foresight Paper No. 6; Making the Link (see Evidence list page 68), the Campaign to Protect Rural England supports building at higher densities to reduce urban spread and make a more efficient use of land. It recognises that densification should respect the character of the local area. Better use could be made of brownfield sites by allowing more storeys in a development where it can be done in a manner which is sympathetic to the surrounding environment.

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 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.



Policy H1: Designation and purpose of the settlement boundaries

- H 1.1** The Neighbourhood Plan adopts formal settlement boundaries within the Plan area as defined in Figures 1a-1c (overleaf).
- H 1.2** In order to protect our green space, there will be a presumption against the development of land that lies outside the settlement boundaries.
- H 1.3** Development should not normally be permitted on AONB or AGLV sites. However, the Neighbourhood Plan recognises that, if allocated and windfall sites are not being developed at a rate to deliver the houses needed within the Plan period, it may be necessary to allocate one or more sites that include land designated as AONB or AGLV, outside the settlement boundaries defined in this Neighbourhood Plan. Any such site allocated for development by Waverley Borough Council in the Local Plan Part 2 should only be brought forward for development if it can be demonstrated that the planned development of houses is not taking place at a rate commensurate with achieving the overall housing provision over the Plan period as set out in Table 1 below:

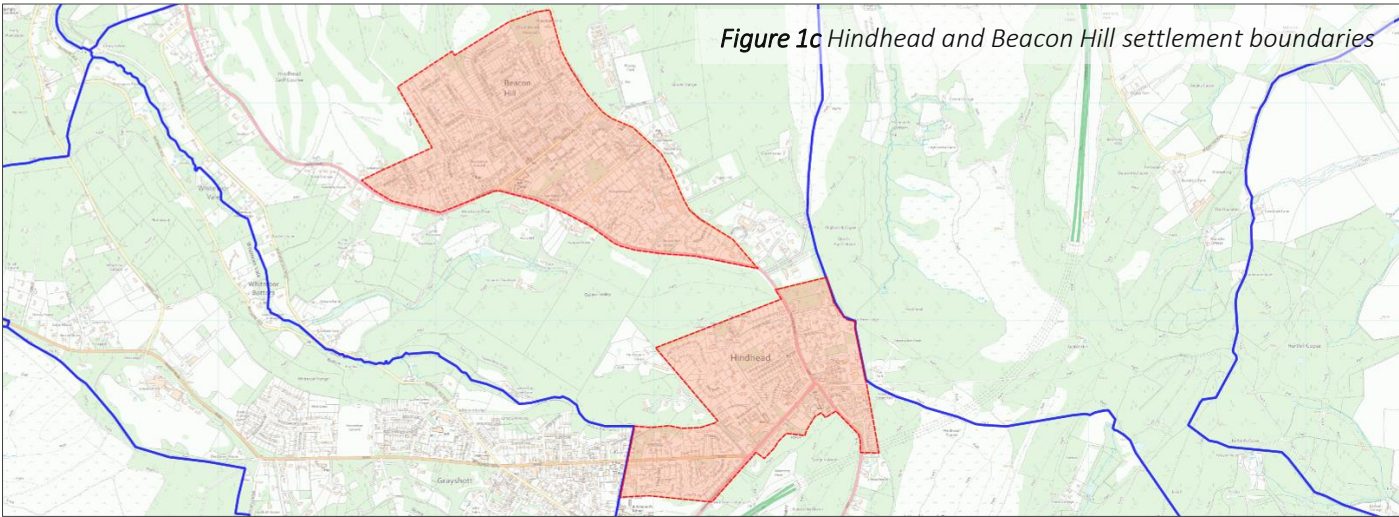
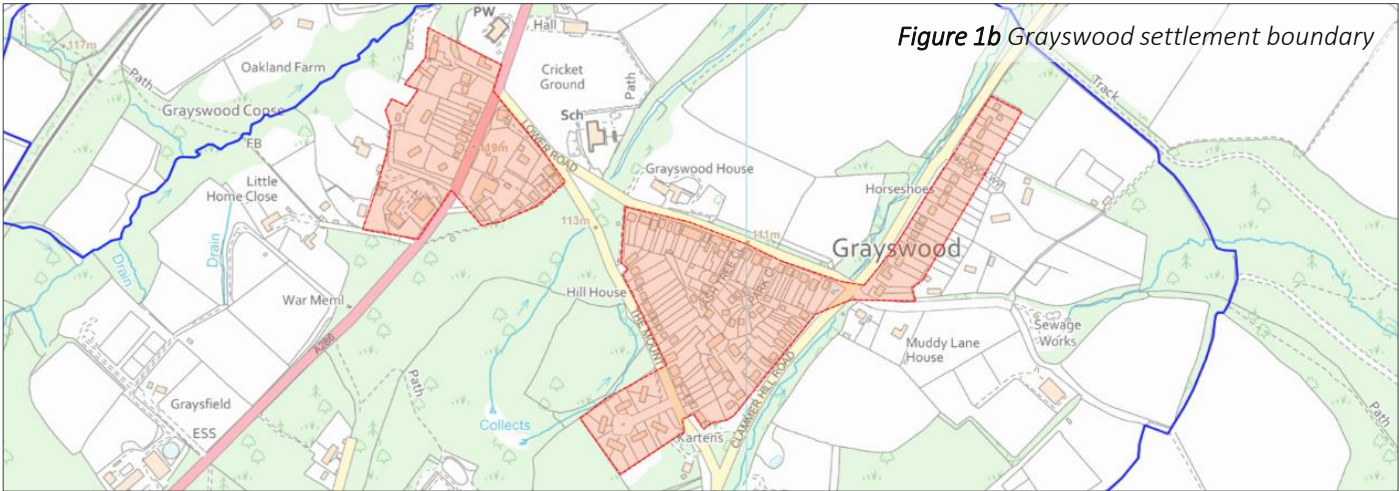
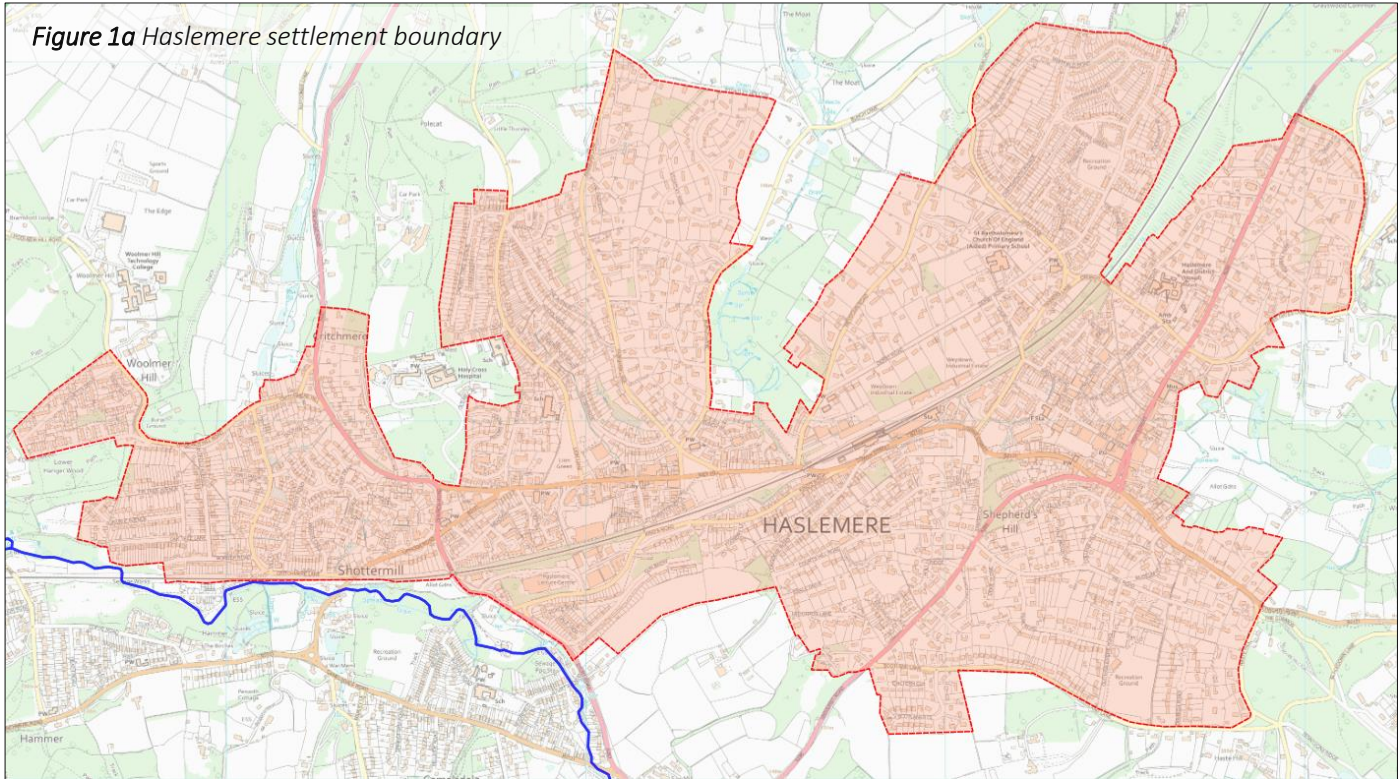
Table 1: Milestones for total housing numbers achieved

Year	Housing Numbers Threshold Achieved
2013	0
2018	450
2023	630
2028	830
2032	990

- H1.4** Development on approved sites proposed within the settlement boundaries (as defined in Figures 1a-c) that complies with the other Neighbourhood Plan policies, shall be supported.
- H1.5** All new development of more than 10 dwellings should achieve a minimum of:
 - 75 dph within 1 kilometre of the station (see 1km of Station map Evidence list page 68)
 - 45 dph within the remaining areas



Policy H1: Designation and purpose of the settlement boundaries



Policy H2: Development outside the settlement boundaries on existing built land

Context and reasoned justification

There are many buildings in the Plan area that are outside the settlement boundaries that may be subject to future extension, alteration or redevelopment. As almost all of the land outside the settlement boundaries have special designations such as AGLV, AONB, Green Belt and countryside beyond the Green Belt any development should be sympathetic to its surroundings. Therefore such developments will need to fulfil the following guidelines in addition to all other relevant policies: A key consideration will be how a proposed development fits into the surrounding area and street scene. Effects on the local ecology will also be key and these are addressed within Policy H3.

Intent

To ensure development outside the settlement boundaries is not inappropriate and thus harmful to its surroundings.

Policy

H 2 Development outside the settlement boundaries (as defined in Figures 1a-c on page 20) on existing built land will only be approved if it comprises either:

- a subdivision of existing buildings, or
- a modest redevelopment of no more than 40% of the baseline footprint of the property at the base date as established by Waverley Borough Council's emerging LPP2.

And it minimises its visual impact on the neighbouring countryside.



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

Context and reasoned justification

The National Planning Policy Framework recognises that helping to improve biodiversity is an important aspect of sustainable development. Our Neighbourhood Plan area has many sensitive natural sites and valuable recreational open spaces.

Given the unique and sensitive nature of much of the land outside the new 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 as set out in Policy H 1.2 but should any sites come forward in the future that are outside the settlement boundaries or on land designated as AONB or AGLV, as set out in Policy H 1.3, the following policy sets additional criteria for any such development should it be approved by the planning authority. Any building which occurs outside the settlement should meet higher standards of sustainability and showcase the best in environmentally friendly design or be developed as community led, genuinely affordable housing.

Almost half of the UK's carbon emissions are caused by buildings. The government's long-term goal is to reduce the country's greenhouse gas emissions to net zero by 2050, which requires us to create buildings with minimal environmental impact. However, in 2015 the government withdrew the Code for Sustainable Homes incorporating lower standards within building regulations. New standards have been developed by the Building Research Establishment, the Home Quality Mark. A BRE Home Quality Mark four-star rating 'means that the home is designed and built to have very low running costs, many positive impacts on your health and wellbeing, all with an extremely low impact upon our environment'. This standard or any similar, additional standards that add further protection that are introduced over the life of this Neighbourhood Plan should be followed.

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

Intent

It is the intention of this policy that any developments outside the new settlement boundaries 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. Any new development should make the most efficient and best use of the land to minimise the need for additional future land take elsewhere.



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

H 3 All new development outside the settlement boundaries or inside the settlement boundaries on sites with land designated as within AONB and AGLV:

- i. should be constructed to a standard at least as rigorous as the BRE Home Quality Mark four-star rating
- ii. should include features designed to contribute to the protection, management and enhancement of biodiversity and reduce the impact on the ecology and habitat in which the property is built; this may include:
 - a. more sustainable construction methods and materials
 - b. profiles and exterior materials and treatments that reduce the impact on the visual landscape
 - c. high standards of insulation and/or minimal energy requirements
 - d. onsite water storage and sewage treatment and the use of grey water systems
 - e. 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
 - f. 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
 - g. 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
 - h. conforming to the Dark Skies Policy H12 minimum requirements

Proposals which achieve a net biodiversity gain across the Neighbourhood Plan area will be supported, subject to conformity with the other policies in this Plan.

Proposals for community led, genuinely affordable housing which achieve only some of the requirements listed above will be supported, subject to conformity with the other policies in this Plan.



Policy H4: Consultation requirements

Context and reasoned justification

It is the intention that following the adoption of the Haslemere Neighbourhood Plan local residents will be able to continue to make constructive contributions to the development of our community.

It is not possible to anticipate all the developments that will be proposed during the life of the Plan and therefore provision is needed for continuing the process of community consultation on future developments. The WBC Local Requirements list states that for applications of 10 or more dwellings, developers may have to provide a community involvement statement and they are directed to the Good Practice Guide to Public Engagement in Development Schemes for further information.

82% of consultees agreed the Plan should require developers of sites of more than 50 dwellings to produce a transparent development brief and evidence that they have consulted local residents before applying for planning permission. This is not considered an overly onerous requirement since, given the value of such large developments, much of the content will be a necessary part of the developer's planning application and that good developers will often choose to consult voluntarily before commencing projects in our area. Given that population projections suggest 14% of residents will be aged over 75 by 2021, 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 substantial proposed developments within the Plan area, developers should prepare a development brief to provide a clear, illustrated and complete explanation of their proposals with appropriate mapping, freely available to the community. There should also be a presentation of the development at a community venue, open to all, prior to the submission of any development application.

Policy

H 4 Any development application for 50 or more dwellings is required to be accompanied by:

- i. a published development brief
- ii. 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 available for reference)
- iii. 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
- iv. a summary of the consultation process undertaken and the responses received from the community

The development brief must include:

- v. a site map, showing the site's location within its immediate neighbourhood and identifying any key features, e.g. Green Belt, Special Protection Areas and Sites of Special Scientific Interest, flood zones, key landmarks, views and other features potentially affected by the proposed development
- vi. an illustrative layout of the proposed development, including elevations of the properties as seen from outside the boundary of the site
- vii. a schedule of the proposed development, numbers of properties, by size, numbers of affordable homes and dwelling type, mix and tenure
- viii. design style, materials to be used, proposed layout and landscaping of the site
- ix. site access arrangements, road, pedestrian/cycle routes and parking provisions
- x. consideration and mitigation of any infrastructure issues raised by the proposed development
- xi. an outline of the proposed drainage and other ecological/ environmental impacts and proposed mitigation/ improvement
- xii. proposed community benefits of the development with regard to the Haslemere Neighbourhood Plan and any other key local issues

Developers may consider explaining how the new development contributes to the 12 Building for Life standards.

Policy H5: Managing the volume of windfall development

Context and reasoned justification

Waverley Borough Council's (WBCs") modest housing allocation for the Plan area recognises the severe constraints that our topography, existing development and valuable greenfield land impose on development. However, not all of the allocation can be accommodated on the identified development sites that will be allocated in Waverley's Local Plan Part 2. Additional homes will have to be developed on other sites, called 'windfall' sites.

Windfall sites within the settlement boundaries 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

It is important to note that recent changes in the planning regulations have exempted some conversions, of retail and office premises into residential, from the need to obtain planning permission.

In the three years ended 31 March 2018 an average of 41 dwellings per annum have been permitted on windfall sites in the Plan area. 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 preserve the natural environment and character of the town to avoid any potential for aggregate damage.

Intent

The policy seeks to consider the damage that the cumulative effects of new developments could have on the character and amenity of our existing natural and residential environments.

Therefore, this policy seeks to manage the overall scale of windfall development that takes place over the life of the Plan by directing it to meet identified local housing needs better and to protect the residential environment.

Policy

H 5 Planning applications for the development of windfall sites within the settlement boundaries (as defined by Figure 1a-c),

- which are consistent with development plan policies to deliver the mix, type and design of housing, and
- which are appropriate to the character of the area

will be supported provided they demonstrate how they meet the housing needs of the local community, in particular affordable housing for local residents, downsizers and those who work in the town.



Policy H6: 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 flows in the town showed that 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 the use of shops and other local amenities. The 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.

In this context there are two foot/cycle routes which 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.

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.

Pedestrian/non-motorised access to the town and village centres and to the countryside from every part of the settlement areas should be promoted and therefore developments must include sustainable access across the site and avoid severance of this access.

When Community Infrastructure Levy money is available, it is expected that funds will be allocated to schemes close to the development; these may fund improvements to our transport network and on-street town environment 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
- extend and improve the routes and facilities for pedestrians and cyclists
- encourage the use of pedestrian, public and non-motorised transport in the town
- enhance the streetscape and promote a shift from car transport by encouraging improvements to infrastructure for public, commercial and alternative transport modes
- improve connections to surrounding destinations and places of interest



Policy H6: Access and transport

H 6.1 Proposals for new housing should ensure they are well and safely connected with the existing settlement.

All new developments should provide:

- safe, direct routes for pedestrians and cyclists from the site to existing pedestrian routes
- sufficient off-street car parking so the need for on-street parking does not increase
- safe accessible on-site storage for cycles
- safely located access for pedestrians, cyclists and motorised transport

Developments within 1km of the station should:

- contribute to reducing traffic congestion and improve the flow of all forms of transport in the vicinity of the station
- make safe provision for electric car technologies

In addition, for new developments of 50 or more dwellings, the development should:

- 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).

H 6.2 All developments in the Plan area should improve pedestrian and cycle access to and from the site and the station. Opportunities to facilitate safer pedestrian and/or cycle paths linking the station to Haslemere High Street, Wey Hill and to foot/cycle paths leading to the South Downs National Park and other local attractions will be welcomed.

H 6.3 Any development near the new footpath/cycleway routes, identified in Figure 2 - Proposed route Haslemere High Street to Wey Hill and Figure 3 - Proposed route to Devil's Punchbowl (see maps overleaf) should:

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

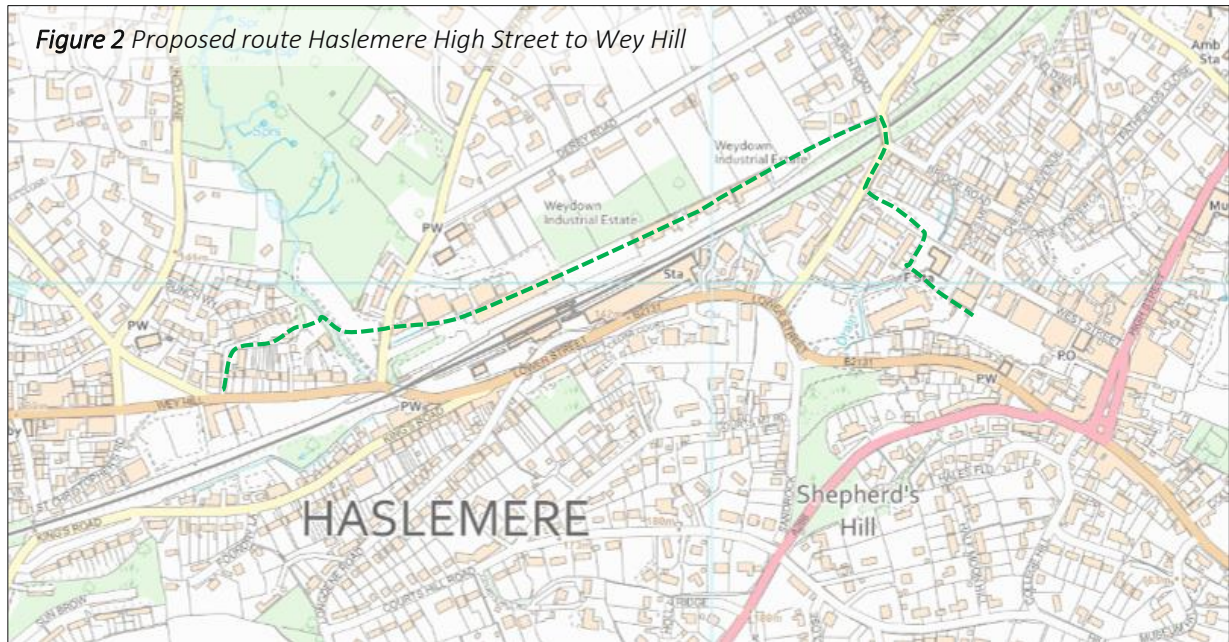
H 6.4 Any development proposals that result in new, alterations or renewals to road and/or pavement layouts should improve the public realm by:

- increasing priority given to non-motorised modes
- improving access to public transport
- improving access for commercial 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 Life standards no. 7 'Creating well defined streets and spaces' and no. 9 'Streets for all' and to implement these suggestions as far as possible.)

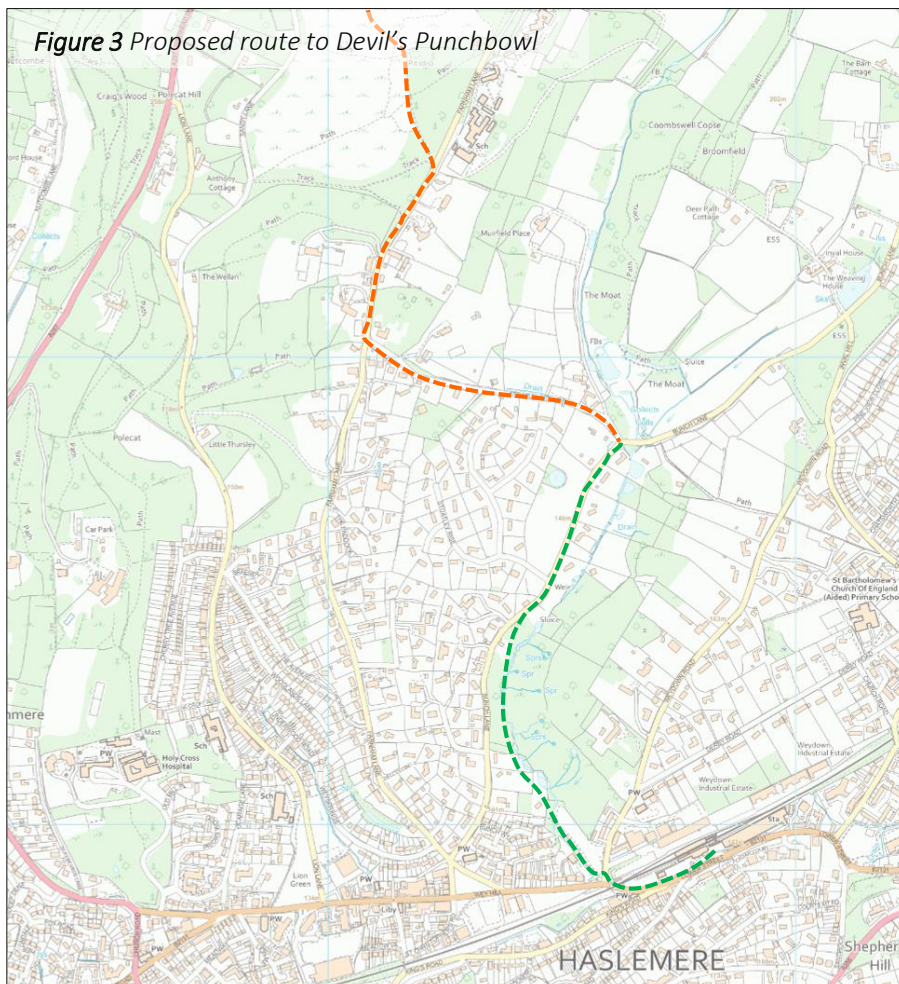
H 6.5 Public pedestrian access must be designed into the development to ensure that any construction and land allocation allows a pedestrian/non-motorised route across the site either from outlying areas towards the town centre or from the town to any green space within 200 metres and is either directly or indirectly accessible to the land.

Policy H6: Access and transport



LEGEND

- Proposed new footpath ———
- Existing cycling route ———



Policy H7: High quality external design

Context and reasoned justification

It is anticipated that at least 400 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 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 Life 12, Manual for Streets, BRE Home Quality Mark and other relevant BREEAM schemes (ref Evidence list page 68 and Glossary page 62).

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 Life is the industry standard for the design of new housing developments. It contains guidance on: Integrating into the Neighbourhood; Creating a Place; and Street and Home. 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 that 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 and planning applications should demonstrate good 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. adopting housing layouts that follow the design guidance for achieving good pedestrian environments as set out in the Haslemere Design Statement (Transport and Access Design Guidelines)
- v. adopting the Haslemere Design Statement (Natural Environment Design Guidelines)
- vi. recognising the scarcity of land within the area's settlement boundaries and fulfilling the intentions, regarding density, of Policy H 1.5, while avoiding overdevelopment of the plot in relation to the characteristics of neighbouring plots in respect of built form, massing and the building line
- vii. protecting the residential amenity of neighbours
- viii. integrating with the existing settlement

H 7.2 All new developments of 10 or more housing units should provide additional public green space which contributes towards meeting the Accessible Natural Green Space Standard, that is connected to other open spaces within the town via safe pedestrian/cycle access.

H 7.3 Developers should demonstrate how their development accords with the principles of the Building for Life Standards no. 6 Working with the Site and its Context and no. 11 Public and Private Space (or any successor scheme), to help deliver Haslemere's vision to remain an attractive, functional, and sustainable place to live, as it grows.



Policy H8: Internal design, building standards

Context and reasoned justification

The ‘Nationally Described Space Standards’ (ref Evidence list page 68 and Table 2 below) are the national benchmark for properties sizes, set out by central government. In a high value area such as Haslemere, almost all sites for new housing are expected to generate good returns on investment and as such we believe the Nationally Described Space Standards should always be met even for affordable housing. This will ensure there is adequate living space and allow flexible use dependent upon changing household circumstances. This is particularly important to the growing number of people who work or study at home as an extra 1.3 sqm of space equates to having room for a desk and a chair.

Intent

To ensure developments provide adequate, flexible living space and high quality communication infrastructure.

Policy

- H 8.1** Developers should demonstrate how their development meets the Nationally Described Space Standard.

H 8.2 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.

Table 2: Nationally Described Space Standards in sqm

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

* Where a 1bedroom, 1person has a shower room instead of a bathroom, the floor area may be reduced from 39m to 37m, as shown bracketed



Policy H9: 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 6 dwellings (rural areas) and 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 three types, namely social rented, affordable rented and intermediate housing including shared ownership (ref Glossary pages 62 & 64). As of July 2017, there were 112 households on the Housing Needs Register applying from Haslemere and 39 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).

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. Waverley Borough Council notes that Haslemere has a higher need for intermediate housing and has suggested a level of 25 affordable dwellings per year. 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.

With a seemingly poor pipeline for affordable housing in the Plan area, it is preferable for affordable housing stock not to be depleted through schemes such as Right to Buy. The newly 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.

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 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

H 9.1 The provision of affordable homes should reflect local need and contribute to the objective of creating a mixed and balanced community. All affordable housing in the Haslemere Neighbourhood Plan area must be:

- provided within 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
- of a type, size and tenure that meets local needs as formally agreed with Waverley Borough Council; this is likely to include a substantial proportion that are for rent not sale
- accompanied by a statement demonstrating how the development addresses the affordable housing needs set out in the West Surrey Strategic Housing Market Assessment 2015 (or subsequent updates)

H 9.2 Developers should enter into early discussions with the Haslemere Community Land Trust, or an equivalent body, to safeguard a proportion of the affordable homes from future sale and maintain affordability of the homes in perpetuity.

Policy H10: Provide an appropriate mix of housing types

Context and reasoned justification

The National Planning Policy Framework states that Local Planning Policies should reflect the size, type and tenure of housing needed by different groups in the community. 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.

This borough-wide requirement needs to be applied to the specific circumstances in the Haslemere Neighbourhood Plan area. The housing consultation carried out in 2015 demonstrated an acceptance of the distribution of housing types identified for Haslemere by the Waverley Strategic Housing Market Assessment (ref Evidence list page 68) which is very similar to the data for Haslemere from the West Surrey Housing Market Assessment Waverley Addendum 2015 (Table 3 below).

Table 3: 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%

Haslemere has a greater need for one-bedroomed dwellings than Waverley as a whole, i.e. for properties more suitable for young singles, 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.

Policy

- H 10.1 Developers of sites of 10 or more homes should demonstrate that their 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. This is currently in the West Surrey Strategic Housing Market Assessment Waverley Addendum December 2015. Developers are encouraged to include one and two-bedroomed dwellings to meet the needs of singles, young families and those wishing to downsize.
- H 10.2 Developments of fewer than 10 dwellings should not be exempt from consideration of the appropriate size of dwellings on the site. Developments that include the provision of a proportion of smaller dwellings will be favourably considered.



Policy H11: Habitat protection

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.

Significant biodiversity assets within and near the Plan area include a number of European, nationally and locally designated sites (ref maps in Figures 7a-d attached to Policy H14, pages 43 and 44). Two extensive Sites of Special Scientific Interest (SSSIs) border the town to the north (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 SPA.

20 Sites of Nature Conservation Importance (SNCIs) fall either wholly or partially within the Plan area which contains a significant mix of ancient and deciduous woodland, heathland and priority habitats, much of which is of identified local importance. A number of iconic bird and mammalian species have been recorded within the area including the Common Dormouse and various bat species protected under European law (and designated as European Protected Species).

Parts of the area also fall within two Biodiversity Opportunity Areas (BOAs): the Devil's Punchbowl and Hindhead Heaths (WG04) and Chiddingfold and West Weald Woodlands (LW01). BOAs have been identified 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.

The Woodland Trust recognises the benefits of trees even in urban areas, including:

- Providing shade and reducing ambient temperature
- Providing habitats for wildlife
- Producing oxygen and reducing carbon dioxide
- Lowering levels of noise and dust
- Providing a sense of place and community
- Reducing surface flood water run-off

Forestry Commission research states that compared to many historic environment features veteran/ancient trees are often forgotten parts of our cultural heritage and many are not recorded or actively managed. The National Planning Policy Framework defines veteran trees as 'A tree which because of its age, size and condition is of exceptional biodiversity, cultural or heritage value.' Local residents will benefit from the protection of significant trees and hedgerows by cleaner air and water, outdoor recreation and spiritual wellbeing.



Policy H11: Habitat protection

Intent

This policy aims to conserve and enhance the habitat and biodiversity within the Plan area by:

- protecting ancient woodland, veteran trees, and species-rich hedgerows;
- conserving and enhancing the landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting

Policy

- H 11.1** Development that damages or results in the loss of trees, of good arboricultural or amenity value, including veteran trees will not normally be permitted. Proposals should be designed to retain ancient trees or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees. Where damage intentional or otherwise does occur prior to or during the development of any site, new trees must be planted, at a minimum, to compensate for the loss that has occurred.
- H 11.2** Development that adds, retains and protects substantial hedgerows will be supported.
- H 11.3** Development proposals should ensure that trees or hedgerows which are to be retained are adequately protected during construction to avoid damage including activities causing soil compaction or severance of roots.
- H 11.4** Development proposals which have a positive net impact on the surrounding ecology and habitat or which fund and sustainably manage improvements to remote habitats within the Plan area will be supported.



Policy H12: Dark skies

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 (sometimes referred to as light pollution) can present both physiological and ecological problems. Furthermore, given the large expanse of countryside and ecologically valuable land surrounding the area 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 has just been honoured as the world's newest 'international dark sky reserve'.

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 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 Institution of Lighting Professionals provides guidance on appropriate lighting (see Table 4 below) for different areas and the Plan requirements are based on this. Planners are asked to consider these as a minimum requirement and to seek to reduce general light levels and over-lighting wherever possible to respect the rural nature of our area.

Table 4: Dark Sky zones

Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night time activity

Intent

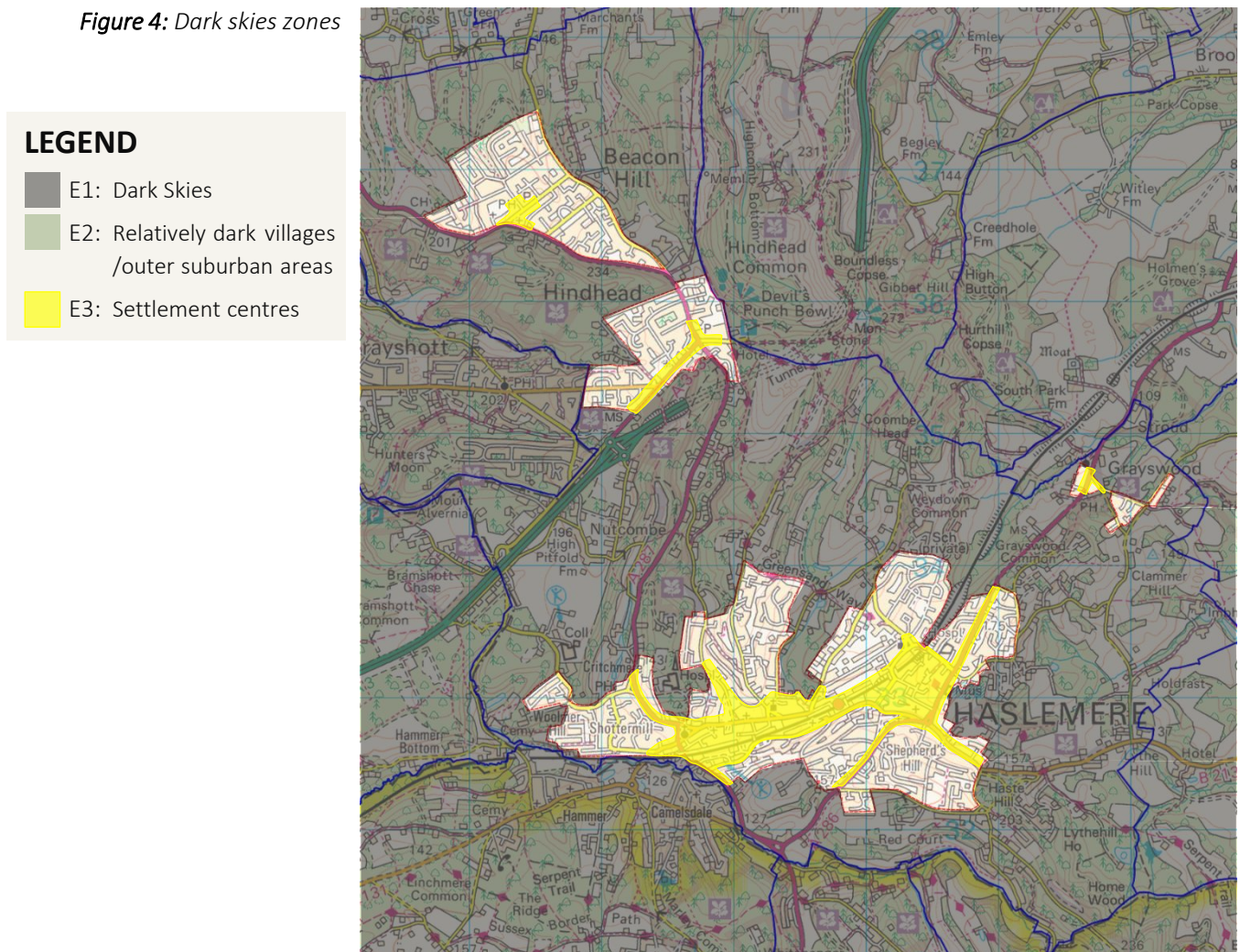
The Neighbourhood Plan wants to prevent further light encroachment into undeveloped areas and whenever possible reduce existing light encroachment when renewal or replacement of any private or public lighting or lighting of new developments occurs.

It is intended that all areas outside the settlement boundaries should seek to achieve 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 4 overleaf) are permitted where necessary to adhere to E3 standards. In all other areas within the settlement boundaries a minimum of the E2 standard should be used.



Policy H12: Dark skies

Figure 4: Dark skies zones



H 12 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 4 above)
- 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
- iv. avoiding 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 H13: Local Green Spaces (within the settlement boundaries)

Context and reasoned justification

The Haslemere Design Statement and community consultations identified several locally valued landscapes, open spaces and other visually significant areas within the settlement boundaries 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' and sets out criteria for when this designation could be used. This designation protects the land from development as the NPPF states that "Policies for managing development within a Local Green Space should be consistent with those for Green Belts."

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 development to locally valued green areas or open spaces within and around the town.

Policy

H 13.1 In order to protect and enhance existing green spaces the sites identified in Table 5 (and in the maps in Figures 5a and 5b overleaf) are designated as Local Green Space where development will only be permitted in very special circumstances. Proposals that protect, enhance and sustain these Local Green Spaces in a way which is consistent with its significance to the local community will be supported.

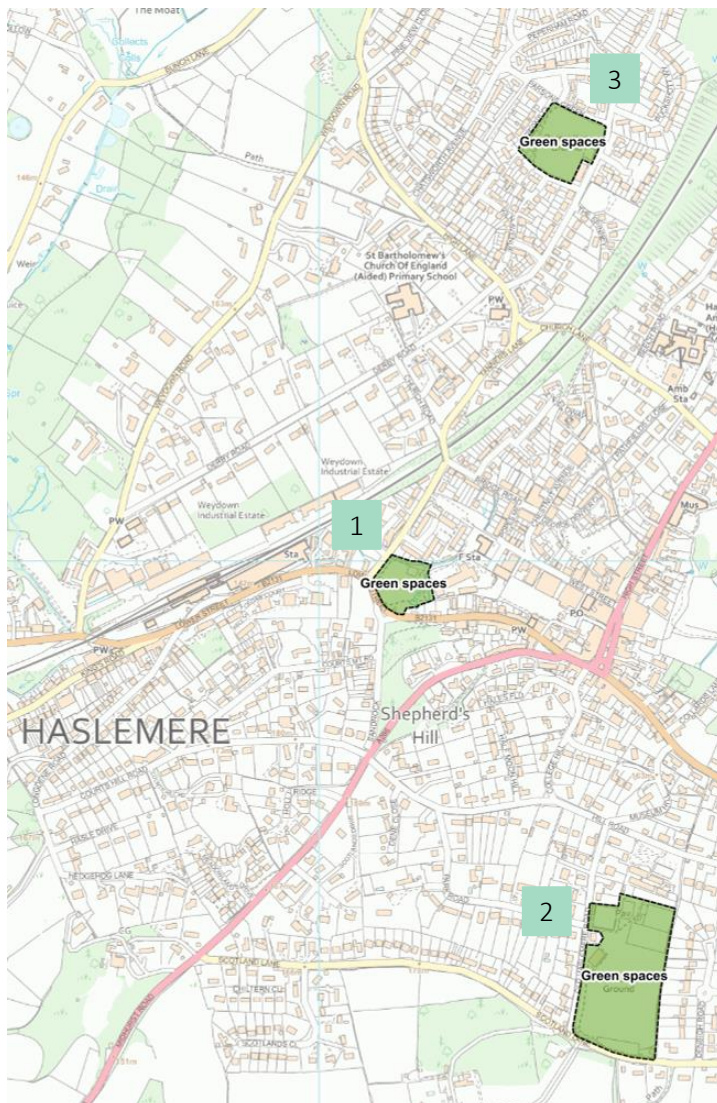


Policy H13: Local Green Spaces (within the settlement boundaries)

Table 5: Local Green Spaces

Ref	Green space	Reason for protection
1.	Town Meadow	Attractive and valued recreational area with a children's playground <ul style="list-style-type: none"> ➤ Owned by Waverley Borough Council (WBC) ➤ No known planning applications One of few open green spaces for recreation available in the town centre.
2.	Haslemere War Memorial Recreation Ground	Owned by WBC and protected with Fields in Trust (FIT) Deed of Dedication. Valued recreation site incorporating facilities for football, tennis, bowls and cricket plus a children's playground.
3.	High Lane Recreation Ground	Enclosed play area with 2 football pitches. Managed by WBC.
4.	Beacon Hill Recreation Ground	Enclosed play area, basketball hoop and junior football goals. Owned by WBC.
5.	Grovers Gardens, Wood Road, Beacon Hill	Given to Haslemere Urban District Council in 1934 for 'rest and enjoyment of inhabitants in perpetuity'. Place of tranquillity and reflection. Now owned by WBC.
6.	Woodcock Green, Beacon Hill	A small area to pause and sit in contemplation.

Figures 5a and 5b: Designated Local Green Spaces.



Policy H13: Local Green Spaces (within the settlement boundaries)

H 13.2 The green spaces identified in Table 6 (below) and the Map in Figure 6 (overleaf) while not designated as Local Green Space, are important areas for recreation for residents and provide valuable habitats for wildlife. They are part of the distinctive ‘green fingers’ that reach into the built-up area of the town and they benefit from protection designations as detailed in Table 6. Permission should not be granted for development on these sites unless the developer demonstrates that there are very special circumstances. Proposals that protect, enhance and sustain these green spaces in a way which is consistent with its significance to the local community will be supported.

Table 6: Green Fingers

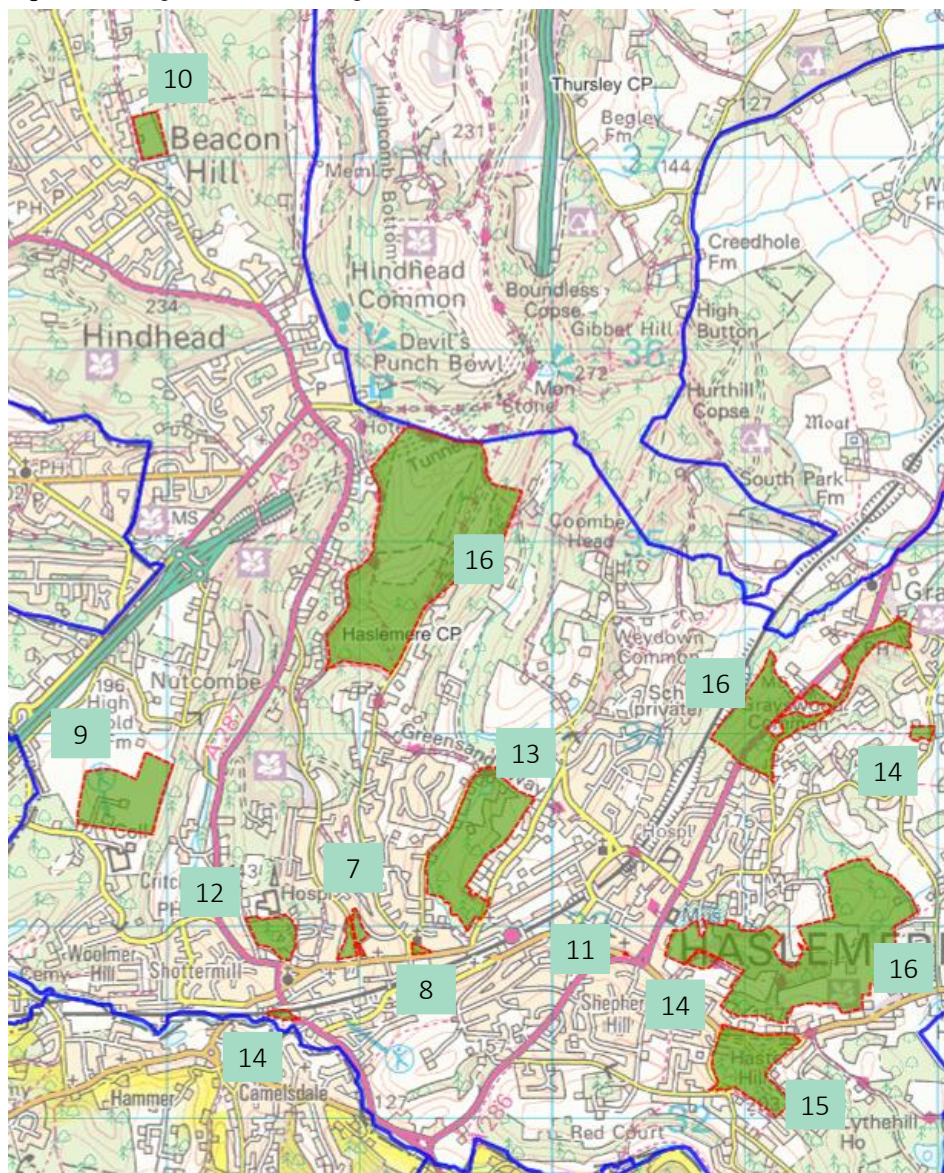
Ref	Green space	Reason for protection
7.	Lion Green	Important recreation and leisure site with a children’s playground and youth meeting point. Popular venue for community events. Important wildlife habitat for certain species and one of Haslemere’s ‘green lungs’. The site is used for informal recreation over many years. It is the heart of the Wey Hill area and freely accessible by everyone. It is a registered Village Green under the trusteeship of Village Green at Shottermill, managed by Haslemere Town Council (“HTC”).
8.	St Christopher’s Green	This is a popular green space used for leisure and recreation. It is Registered Common Land under the management of WBC. It is central to the visual attractiveness and character of this part of Wey Hill.
9.	Woolmer Hill Recreation Ground	Adjoining the Woolmer Hill school and the Edge Leisure Centre, this is an important community asset with facilities for rugby, hockey, football, cricket and athletics. The majority of the 7.24 hectare site is open space useable for formal sporting activities, informal activities, boot camps and dog walking. It is protected with Fields in Trust through a Deed of Dedication. The site lies within the AONB and countryside beyond the Green Belt.
10.	Hindhead Playing Field , Cricket Close, Hindhead	Owned by Fields in Trust and permanently leased to Hindhead Playing Field Association supporting cricket and football. The 7-acre site is also used by PGL providing adventure holidays and summer camps for their residents. The site lies within the Green Belt and is partly within the AONB.
11.	Area at junction of Shepherd’s Hill and Lower Street	The site constitutes a small open space at the junction of Shepherd’s Hill and Lower Street, close to the centre of Haslemere. It has recently been replanted and provides an attractive pocket of greenery within the town centre. The site also has some historic value as it sits above a wartime air raid shelter. Ownership is divided between SCC and WBC.
12.	Woodland between Buffbeards Lane and Vicarage Lane, south of Holy Cross Hospital	The site is designated as countryside beyond the Green Belt as well as an Area of Strategic Visual Importance (ASVI). Haslemere Town Council and the Haslemere Design Statement recognise this area as an important green lung which contributes to the character of the landscape and townscape.
13.	Woodland between Weydown Road and Bunch Lane	This site is identified in the Haslemere Design Statement as an important green screen and a vital green lung. It lies within an Area of Strategic Visual Importance (ASVI) and is designated as countryside beyond the Green Belt. Approximately half of the site is Ancient Woodland.

Policy H13: Local Green Spaces (within the settlement boundaries)

Table 6: Green Fingers cont.

Ref	Green space	Reason for protection
14.	Allotments at Clammer Hill, Sickle Mill and Collards Lane	The Clammer Hill allotments lie close to the village of Grayswood and within the Green Belt and the AONB. The Sickle Mill allotments lie within a Conservation Area and the site is designated as countryside beyond the Green Belt. The Collards Lane allotments lie within the Green Belt and an Area of Great Landscape Value (AGLV). All are valued sites yielding recreational and health benefits and contribute to local food production. Owned and managed by HTC.
15.	Haste Hill Common	The site lies within the Green Belt, the AONB and is Registered Common Land. It is owned by WBC. It is valued as an important wildlife habitat and corridor. Unsympathetic tree felling and scrub clearance to the lower slope since 2015 may have adversely affected important dormouse and bat species.
16.	Swan Barn Valley, Polecat Valley, Grayswood Common	Swan Barn Valley, Polecat Valley, Grayswood Common and other areas in and around the town, owned/managed by the National Trust are important wildlife habitats. All sites constitute vital green lungs for the town.

Figure 6: Designated Green Fingers



Policy H14: Wildlife corridors and stepping stones

Context and reasoned justification

The National Planning Policy Framework paragraph 170 requires planning policies and decisions to contribute to and enhance the natural and local environment.

The Neighbourhood Plan area contains protected wildlife habitats and species making wildlife movement within the area particularly important for biodiversity. These include two extensive Sites of Special Scientific Interest which border the town to the north and west (i.e. Devil's Punchbowl and Bramshott and Ludshott Commons) which together with two other areas to the west constitute the internationally important Wealden Heaths Phase II SPA (see Fig 7a overleaf).

20 Sites of Nature Conservation Importance (see Fig 7b overleaf) fall either wholly or partially within the Plan area. Additionally, parts of the area fall within the two Biodiversity Opportunity Areas (ref Fig 7d page 44) of the Devil's Punchbowl and Hindhead Heaths (WG04) and Chiddingfold and West Weald Woodlands (LW01). There are currently areas of woodland and grassland which could be designated as wildlife corridors and/or stepping stones in the future to support the movement of wildlife between these important designated sites. This has been included as an Opportunity in Section 5. There is a risk that new development may isolate wildlife and hinder its movement. Harm is likely to be caused by the introduction or enlargement of barriers such as buildings, roads, hard landscaping (e.g. tarmac, fencing) and artificial lighting, and by the re-direction of water sources or water courses that would affect the severance or narrowing of potential wildlife corridors.

Intent

This policy aims to preserve and extend the ecological networks and green infrastructure assets to assist the migration and transit of flora and fauna and increase local natural capital. It views SSSIs and SNICs as 'building blocks' in the ecological network, to which wildlife corridors and stepping stones are essential in providing connectivity. The policy identifies and maps the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, and the wildlife corridors and stepping stones that connect them, which have been identified by local partnerships for habitat restoration and creation, for example, Biodiversity Opportunity Areas.

Policy

H14.1 New development proposals should recognise the importance of maintaining connectivity between protected wildlife habitats (see Figs 7a-d pages 43 and 44) via identified woodland wildlife corridors and stepping stones. Proposals that create a risk to the migration of wildlife between these areas should demonstrate how this risk will be mitigated.

H14.2 Proposals for new developments within a wildlife corridor or stepping stone site within the Plan area will be resisted unless they are able to demonstrate how they will not cause harm and deliver appropriate net gains in biodiversity or a qualitative improvement to the ability of the wildlife corridor or stepping stone to support flora or fauna and to facilitate their movement. Net gains in biodiversity should be calculated with regard to the Department for Environment, Food & Rural Affairs' Biodiversity Offsetting Metric and/or the Environment Bank Biodiversity Impact Calculator.

H14.3 New developments bordering a wildlife corridor or stepping stone within the Plan area must demonstrate how they will mitigate any significant harm to wildlife using the corridor or stepping stone.



Policy H14: Wildlife corridors and stepping stones

Figure 7a: Map of Statutory Designated Wildlife Sites and the eastern Wealden Heath Phase II SPA

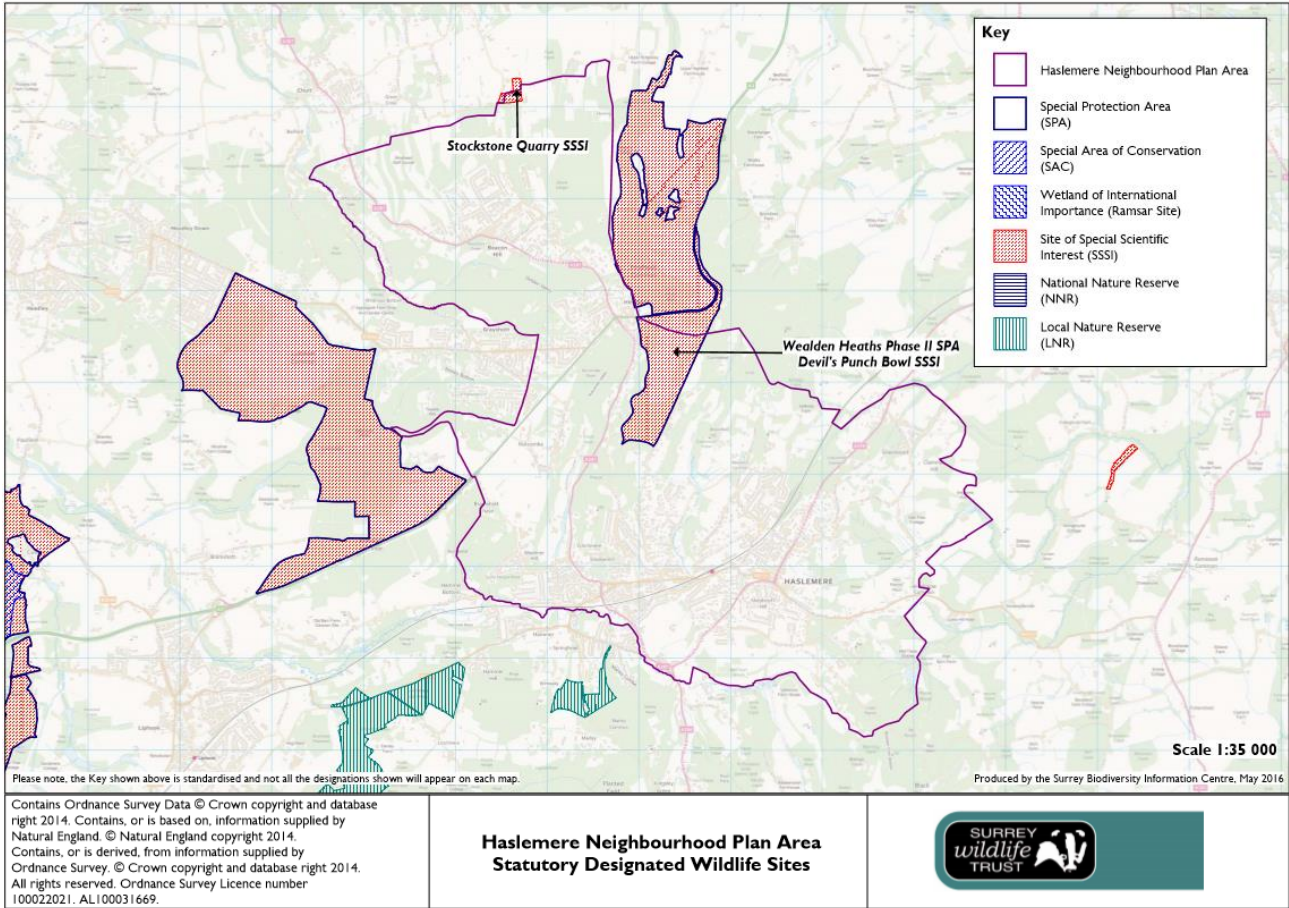
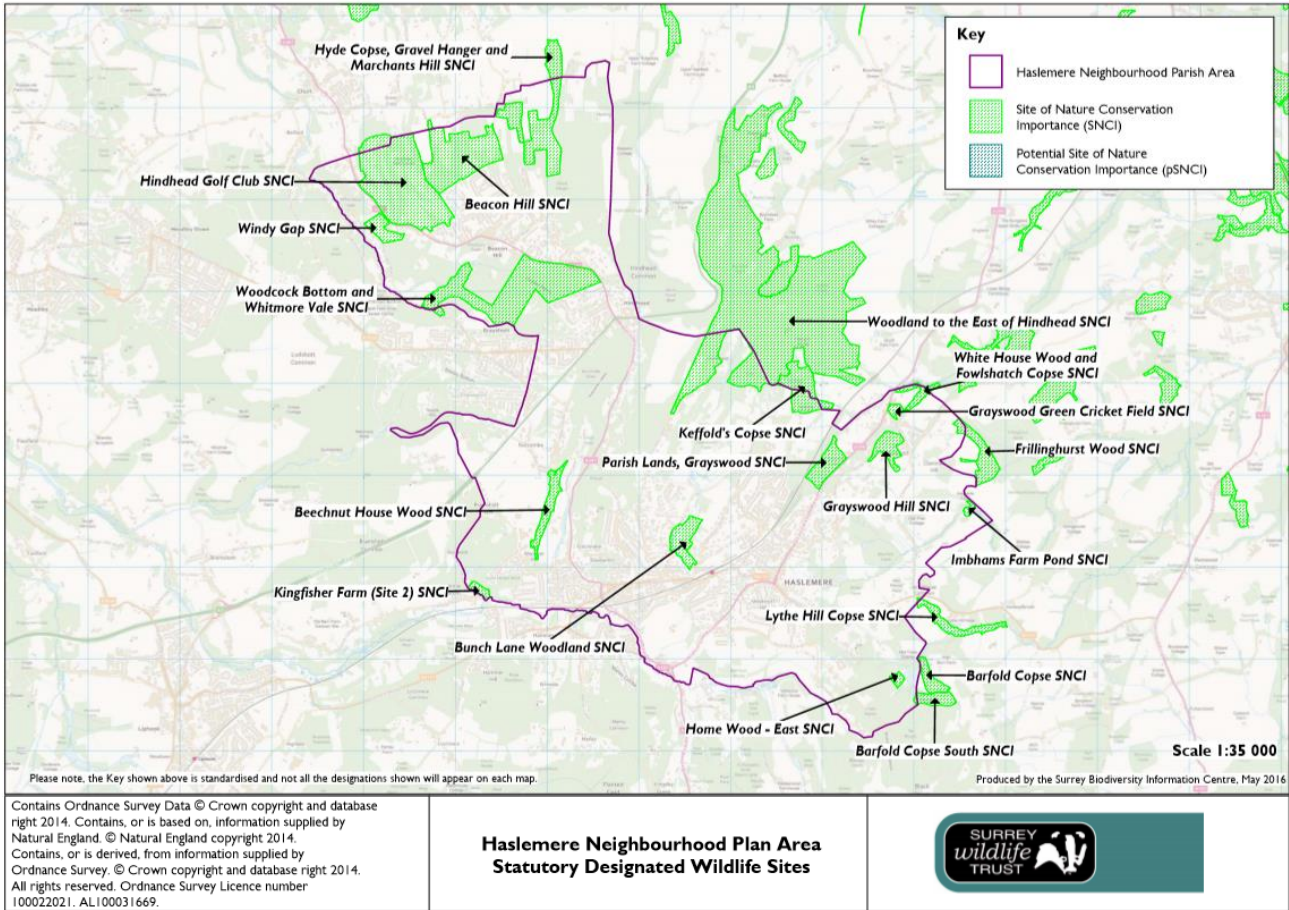


Figure 7b: Map of Sites of Nature Conservation Importance (SNCIs)



Policy H14: Local Green Spaces (within the settlement boundaries)

Figure 7c: Map of Ancient Woodland Inventory

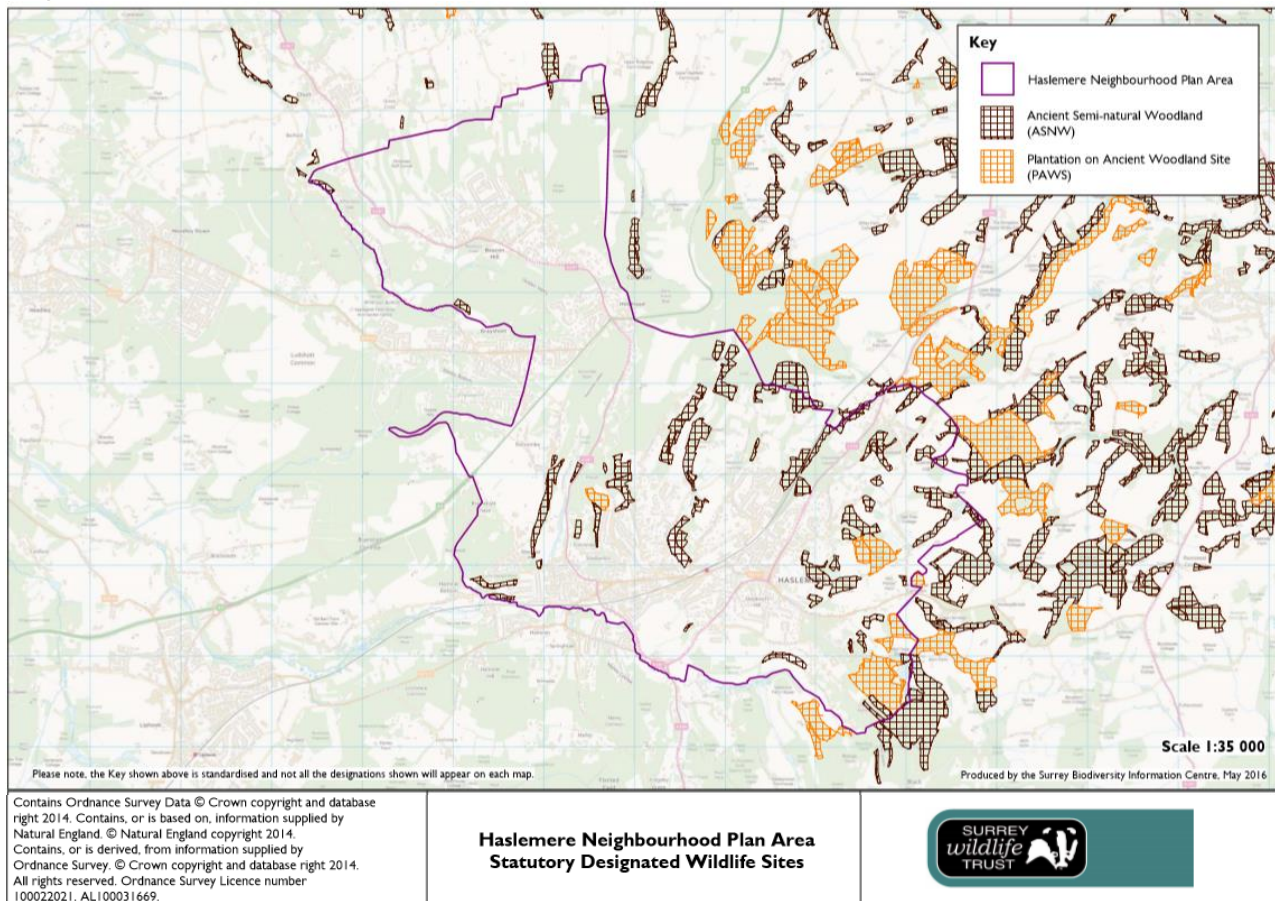
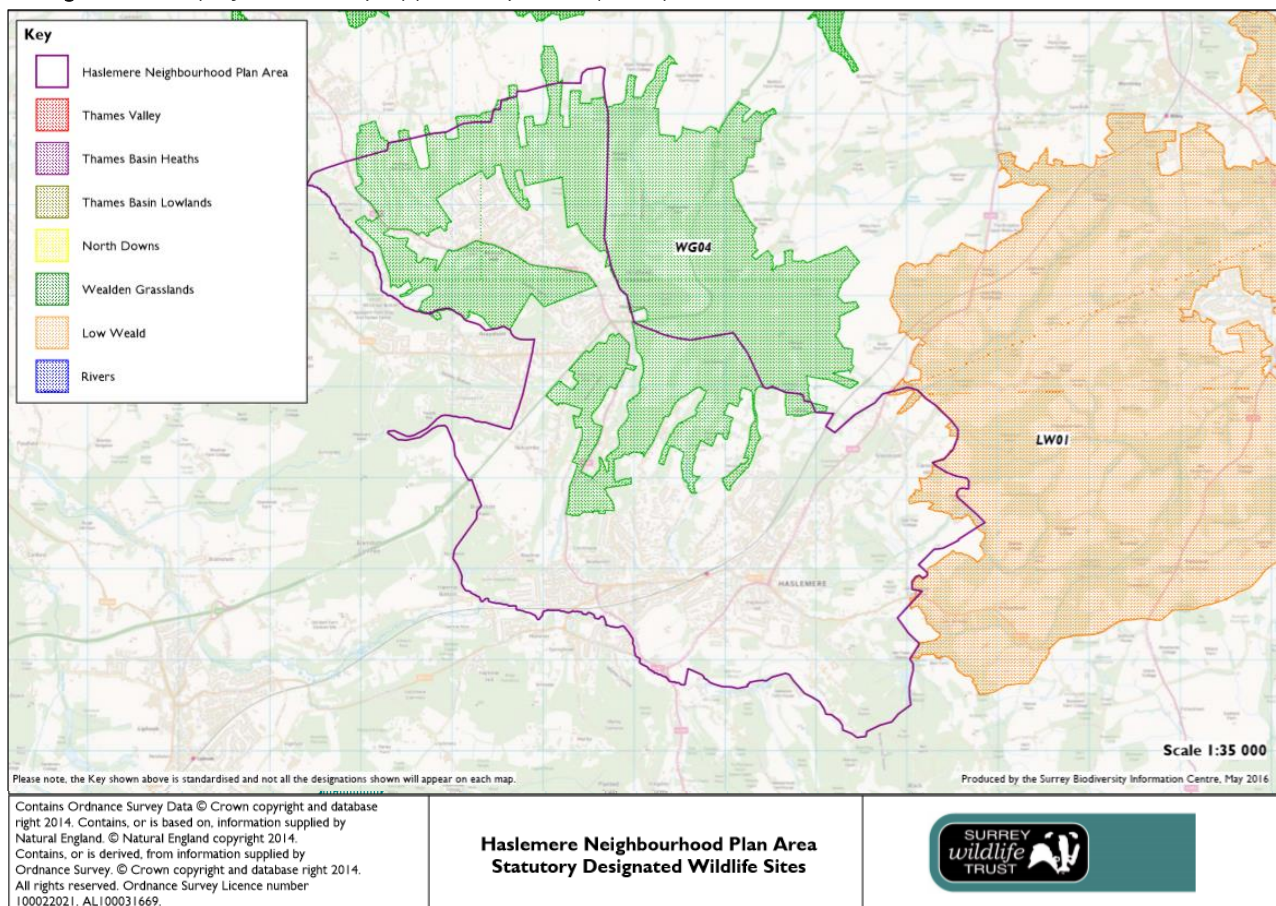


Figure 7d: Map of Biodiversity Opportunity Areas (BOAs)



Policy H15: Retaining and encouraging local employment

Context and reasoned justification

The Waverley Employment Land Review (ref Evidence list page 69) concludes that the borough should safeguard its existing supply of B1a (Office) and B1b (Research and Development) and seek to reuse any surplus B1c and B2 (General Industrial Use) and B8 (Storage and Distribution) units for B1a/b. The Enterprise M3 LEP's strategy (ref WBC's Economic Development strategy – link on page 69) for Waverley is to support small and medium enterprises and the rural economy.

Responses to all stages of Haslemere Vision's 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 Waverley Local Plan likewise. However, it is important to note that community responses also indicate a desire to ensure that employment is sustainable, does not harm the overall semi-rural character of the area and does not add undue pressure to our transport and parking infrastructure.

Four of the five major sites identified by WBC for housing development either are currently or have recently been employment sites. The responses to Haslemere Vision's Phase II Consultation indicate an acceptance by a majority of the community that each of these sites is 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.

With space at a premium, development possibilities for major new employment sites are limited, making it important to protect our existing sites and ensure they are kept 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 that a suitable replacement site/sites on the edge of town could be found with good access to the A3. The Weydown Industrial Estate is a site of 1.8 hectares 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 the redevelopment of this site, however any plans that do come forward should make provision for the relocation of the existing employment uses. Ref Section 5: Opportunities.

Intent

In line with the current Waverley 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 make sure it will not have an adverse impact on the character of the area, the amenity of neighbours or the safety of road users.

Policy

- H15.1** 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 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.
- H15.2** Proposals which retain employment through a change of use from Class B uses (business, general industrial, storage or distribution) to other employment uses should be supported.
- H15.3** 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 air pollution.

Policy H16: Encouraging the growth of new and existing small 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. This suggests an opportunity to create employment by encouraging the growth of existing local small businesses. In this context, the recent opening of an office hub by the Chamber of Trade is to be applauded and similar creative approaches to encouraging new small businesses in the area should be encouraged.

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

- H16.1** Development proposals to provide new employment space, including through the conversion or division of existing employment space and the creation of new premises, for micro or small businesses will be supported, subject to considerations of parking and traffic, and provided they respect the character of their surroundings by way of scale and design.
- H16.2** All conversions or divisions of existing employment space or developments of new employment space should provide up to date information technology and communications infrastructure, appropriate for small and medium enterprises.

Policy H17: Retaining, enhancing and managing changes to retail

Context and reasoned justification

According to Waverley's Town Centre Retail Study (ref Evidence list page 69) there is a potential need for 945 sqm of convenience floor space (net) in Haslemere's two shopping areas (the High Street/West Street and Wey Hill) and 1,342 sqm of convenience floor space (net) up to 2028. It concluded that Wey Hill has the more significant convenience goods provision, with Tesco and the Co-op (replaced in 2016 by M&S Simply Food). The provision of a Waitrose store in West Street in 2009 has gone some way towards 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 and there is a pronounced desire among the local community, which is reflected in each of Haslemere Vision's surveys, to retain vibrant and prosperous retail centres in the High Street/West Street, Wey Hill, Hindhead and Beacon Hill. There is also strong support for greater integration of the High Street and Wey Hill, while residents of Hindhead and Beacon Hill are keen to preserve and enhance the retail offering in their area.

General Permitted Development Orders (ref Glossary page 63) 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. 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. WBC are in the process of making an application for an Article 4 direction for Beacon Hill Road, Beacon 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 2 will designate the primary shopping areas. Waverley's Local Plan Part 1 protects the ground floors of properties within the primary shopping areas for A1 retail uses but changes to other floors of a property can affect the viability of the current or future retail use of the property.

Intent

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

Policy

H 17.1 Article 4 directions should be obtained for the High Street/West Street area of Haslemere, the Wey Hill area of Haslemere and the commercial areas of the London Road and Tilford Road, Hindhead.

H 17.2 Applications for change of use to floors other than the ground floor of retail premises will be supported provided that the applicant can demonstrate that such a change of use will not have a negative impact on the operation of the retail premises.

Policy H18: Encouraging an expanded visitor economy

Context and reasoned justification

The Waverley Economic Strategy 2015-2020 (ref Evidence list page 69) recognizes that retail, food and drink and leisure will be key employment sectors in coming years. 64% of respondents to Haslemere Vision's Phase I Consultation favoured supporting the development of more visitor and tourism related business and facilities in the town. 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 or self-catering) 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 18.1 Conversion of class C3 (residential) properties for use as class C1 (hotels) use will be supported provided that adequate provision is made for guests to park off-road.

H 18.2 Developments for recreational and leisure purposes (class D2) aimed at attracting more visitors, including development outside the settlement boundaries, will be supported provided that such development meets the provisions of other policies in this Plan and 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
- satisfactorily accessible by sustainable means, including public transport, walking, cycling or horse riding
- serviced by adequate off-road parking for visitors
- connected to other open spaces via safe pedestrian/cycle access



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	Planning applications to include details of whether site is within or outside the settlement boundaries.	Developers HTC WBC
H1.3 Allocation of sites exterior to the settlement boundaries	<ul style="list-style-type: none">➤ Assessment of planning applications.➤ Monitoring of number of planning permissions granted against policy targets.	HTC WBC
H1.4 Development within the settlement boundaries	Assessment of planning applications.	HTC WBC
H1.5 Housing densities	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
H2 Development outside the settlement boundaries on existing built land	Refuse planning applications that do not accord with Plan policies. Planning applications should state the percentage increase the development adds to the existing property footprint.	Developers HTC WBC

Delivering and monitoring cont.

Policy	How policy is secured and monitored	Key responsibilities
H3 Sustainable development outside the settlement boundaries and on designated land	Assessment of planning applications against Plan policies.	Developers HTC WBC
H4 Development brief, travel plan and consultation (50 or more dwellings)	<ul style="list-style-type: none"> ➤ Planning applications for developments for 50 or more dwellings should state how this policy has been met. ➤ Planning applications for developments for 50 or more dwellings should be assessed against this policy. 	Developers HTC WBC
H5 Windfall development	Assessment of planning applications against Plan policies.	Developers HTC WBC
H6.1 Access and transport	<ul style="list-style-type: none"> ➤ Assessment of planning applications against Plan policies. ➤ Negotiations on planning applications. ➤ Secure CIL for local access and transport improvements. 	Developers HTC WBC
H6.2 Pedestrian and cycle path links – station, town centre, Wey Hill and High Street	<ul style="list-style-type: none"> ➤ Assessment of planning applications against plan policies. ➤ Negotiations on planning applications. ➤ Secure CIL for local access and transport improvements. 	Developers HTC WBC
H6.3 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
H6.4 Public realm	Assessment of planning applications against Plan policies and Building for Life standards 7 and 9.	Developers HTC WBC
H6.5 Access through developments	Assessment of planning applications against Plan policy.	Developers HTC, WBC
H7 High quality exterior design	Assessment of planning applications against Plan policies, Haslemere Design Statement and Building for Life standards 6 and 11. Planning applications to include details of new green space and compare provision to that prescribed in the Accessible Natural Green Space Standard.	Developers HTC WBC
H8 Internal design, building standards	Assessment of planning applications against Plan policies	Developers HTC, WBC
H9.1 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 9.2 Affordable in perpetuity	Monitor amount and type of affordable housing delivered.	HTC, Community Land Trusts, WBC

Delivering and monitoring cont.

Policy	How policy is secured and monitored	Key responsibilities
H10 Housing mix	Assessment of planning applications against Plan policies.	Developers HTC WBC
H11 Habitat protection	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 space	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 the migration routes for wildlife	Refuse planning applications that do not mitigate the harm to wildlife migration routes.	Developers HTC WBC
H15.1 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
H15.2 Change of use class B to other employment use	Grant planning permission to proposals that comply with the policy.	WBC
H15.3 Creation of employment opportunities	Grant planning permission to proposals that comply with the policy.	WBC
H16 Encourage growth of new and existing small businesses	Grant planning permission to proposals that comply with the policy.	WBC
H17.1 Article 4 directions	Article 4 Directions are implemented for High Street/West Street area of Haslemere, the Wey Hill area of Haslemere and the commercial areas of the London Road and Tilford Road, Hindhead.	HTC WBC
H17.2 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

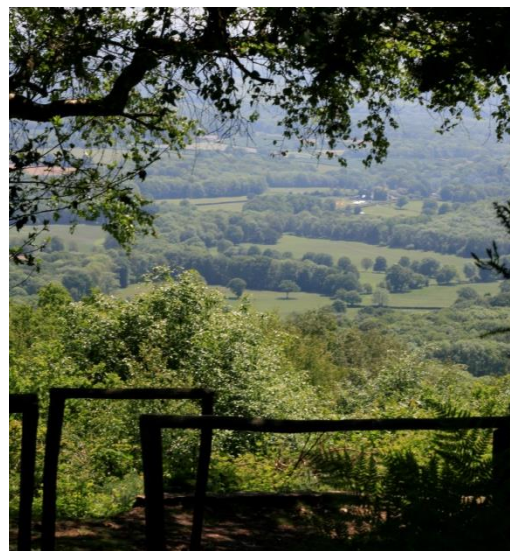
This Neighbourhood Plan looks forward to 2032. A lot can change in that time and so it is important that the Plan is flexible and can adapt to changing circumstances.

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.

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 within Haslemere, 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>	WBC Developers HTC Community organisations
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>	Developers Community Land Trusts



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, the station, the industrial area north of the station and the potential new pedestrian route, 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 Hindhead and Beacon Hill	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 Hindhead and Beacon Hill 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 Community Land Trusts
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
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 cont.

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>
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>
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>
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, e.g. 'Poyntonisation', 20 mile per hour 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</p>



Traffic, parking and non-car transport

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
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
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

Traffic, parking and non-car transport

Opportunities	Additional information	Potential Partners
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:</p> <ol style="list-style-type: none"> 1. “count down” displays at bus stops 2. improved timetable display 3. combination train/bus tickets 	<p>SCC</p> <p>Stagecoach</p> <p>Community Rail Partnership (CRP)</p>
17. Taxi/car share	Taxi/car share pilot scheme to be developed.	<p>SCC</p> <p>South Western Trains (SWT)</p>

Biodiversity

Opportunities	Additional information	Potential Partners
18. Identify and designate wildlife corridors and stepping stones	<p>To protect wildlife and inform future planning policy by designating wildlife corridors and stepping stones in the Plan area. Key steps are:</p> <ol style="list-style-type: none"> 1. identify the protected nature reserves in and around the Plan area (e.g. SPA, SSSI, SNCI etc.) 2. Identify the common habitat from formal designations (e.g. deciduous woodland) 3. Identify the stepping stones (e.g. ancient woodland) 4. identify the important wildlife corridors 	<p>HV</p> <p>SWT</p>



Section 6: Glossary of planning terms

Glossary A-C

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

Affordable Housing: Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the open market. To qualify as affordable, a property must be brought to market with at least 20% off versus the agreed market value for the area.

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 65).

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.

Code for Sustainable Homes: A national standard for sustainable design and construction of new homes launched in December 2006. The code measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package; minimum standards are set for energy and water use at each level. This code was withdrawn by the Government in 2015.

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.

Glossary D-H

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.

Habitats Regulation Assessment: A Habitats Regulations Assessment (HRA) 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.

Glossary H-N

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.

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.

Industrial and Commercial Land: This includes development classified as B1-B8 (inclusive) in the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006 and other commercial uses, such as those classified under Sui-Generis (buildings that do not fall within any particular class).

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 62). 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.

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 geoconservation 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.

Glossary N-S

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.

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.

Glossary S-W

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.

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 previous Local Plan (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. We hope the reasons for each decision and the priorities that guided them were clear, whether you agreed or disagreed. If readers wish to look into the evidence further in order to make up their minds, we recommend looking at these key pieces:

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 (www.waverley.gov.uk/downloads/download/1278/haslemere_design_statement)

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)
(www.waverley.gov.uk/downloads/file/4977/west_surrey_strategic_housing_market_assessment_shma_waverley_addendum_-_december_2015)

Building for Life 12 (www.designcouncil.org.uk/resources/guide/building-life-12-third-edition)

Waverley Land Availability Assessment
(www.waverley.gov.uk/downloads/download/2389/land_availability_assessment_laa_may_2018)

Home Quality Mark (www.homequalitymark.com/professionals/standard/)

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

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

Housing cont.

BRE Home Quality Mark www.homequalitymark.com/

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)

Haslemere Neighbourhood Plan Area – Biodiversity Report 2016

Guidance for the Reduction of Obtrusive Light 2011, Institute of Lighting Professionals
(www.theilp.org.uk/documents/obtrusive-light/)

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

Business and the Local Economy

Waverley Economic Strategy 2015-2020
(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)

Note: the evidence is also available at www.haslemeretc/neighbourhood-plan



What happens now?

The Plan is now published in full for public consultation which will run from **2nd March to midnight 27th April 2020**.

It is vital policies receive support to take them forward, so we urge all those (16+) who live or work in the area to respond to the online survey at www.haslemeretc.org/neighbourhood-plan

Once responses have been processed, Haslemere Town Council and Haslemere Vision will review support and/or opposition for each of the policies and ascertain if changes need to be made.

The Plan will then be submitted for examination to the relevant authorities, including a government appointed inspector. If successful, it will then be put to the public in the form of a local referendum. If more than 50% of residents vote YES, the policies will become part of planning regulations for the area.

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 the online survey and links to the evidence base.



Public drop-in events are taking place as below, to view the Plan and ask questions of the volunteers responsible for its inception.

- The Town Hall: **7th March** 11am-3pm
- Train Station Hub: **16th March** 4.30pm-7.30pm
- Haslewey: **26th March** 12pm-4pm and 6pm-8pm
- Hindhead British Legion: **31st March** 3.30pm-8pm
- Grayswood Club: **8th April** 10.30am-12pm



Hard copies of the Plan are available to read at Haslemere Library, Haslemere Town Hall, Grayswood All Saints Church, Haslemere Museum, the Train Station Hub, Haslewey, the Hindhead Cookie Bar and the Hub in Beacon Hill. Hard copies of the survey can be collected from these locations, but must be returned to the Town Council offices (address below).



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.