

Overview

This document should be read in conjunction with the Alfold Site Assessments Document prepared by AECOM and dated 4th December 2018

Summary:

The Alfold Neighbourhood Plan will not allocate any sites for development as the 125-unit minimum target for development has already been met with current Planning Permissions. The plan will however provide for contingencies in case the currently approved developments cannot be delivered. Contingencies will be provided for by windfall sites and potential smaller developments at some of the proposed sites if current constraints can be overcome.

Background:

As you are aware, Alfold Parish Council is in the process of developing a Neighbourhood Plan.

Neighbourhood planning is a right for communities introduced through the [Localism Act 2011](#). Communities can shape development in their areas through the production of Neighbourhood Development Plans (often referred to simply as Neighbourhood Plans), Neighbourhood Development Orders and Community Right to Build Orders.

Neighbourhood Plans become part of the Development Plan and the policies contained within them are then used in the determination of planning applications.

Policies produced cannot block development that is already part of the Local Plan. What they can do is shape where that development will go and what it will look like.

Alfold has been allocated a minimum number of 125 housing units to build during the period of the current Waverley Local Plan which was adopted on 20th February 2018 and runs to 2032. The Neighbourhood Plan therefore needs to deal with delivering this amount of development at a minimum.

Site Assessments:

Part 2 of Waverley's Local Plan deals with Site Allocations throughout the Borough, including villages such as Alfold. As this plan was being developed, there were two possible approaches for site allocation in Alfold. Alfold Parish Council could either let Waverley allocate sites for housing or we could take responsibility for doing this ourselves. We felt it better to take the responsibility ourselves to allow us more control over what would be built and where.

To enable this process, the first thing that had to happen was to compile a list of all possible sites. Waverley had already issued a Call for Sites in 2016 which resulted in a Land Availability Assessment (LAA) published in 2018. ([Waverley 2018 Land Availability Assessment](#)) The LAA graded sites in a "Traffic Light" format using Red, Amber and Green to

indicate suitability of sites. **For the avoidance of doubt, where a site has been colour coded as green, this means it may fulfil the planning criteria. It does not mean that it fulfils the criteria of the Village in respect of number or similar as previously identified.**

Alfold Parish Council then issued its own Call for Sites in September 2017. This was publicised in the Parish Magazine, on the Parish website and on social media.

The final list of sites for consideration was a combination of sites from the 2018 LAA and APC's own call for sites.

These sites then all had to be assessed as to their suitability for development, using Planning based criteria on whether they were Available, Deliverable and Sustainable.

To avoid any potential bias in the Site Assessment process, Alfold Parish Council used a professional 3rd Party, AECOM to do the site assessment work itself. This was funded through a grant provided by Locality.org.

The Site Assessment document itself is the result of this process. All available sites in Alfold are listed, assessed and graded for suitability for development using the traffic light system,

It is important to note that just because a site is listed and graded, it does not mean that Alfold Parish Council supports development.

Conclusions:

It is our conclusion that given the Planning Permissions already granted within the Parish that we are confident we can meet the 125-unit minimum number within the Local Plan period. **For this reason, we are proposing that none of the sites in the Site Assessment document are allocated for development.**

However, it is also important to plan for contingencies in case any of the current Planning Permissions cannot be delivered for whatever reason.

To achieve this contingency, we propose to write Policies for the Neighbourhood Plan that allow us to use potential future windfall sites as contingencies. This is allowed under the recent changes to the National Planning Policy Framework (NPPF).

In the 2017 Village Survey, Alfold Residents told us that if development is needed, they would prefer smaller developments of fewer than 10 units and this is what the Neighbourhood Plan will seek to deliver.

Some of the sites in the Site Assessment may be considered in the future for contingency planning if they are of this small size and the constraints listed in the Site Assessment document can be overcome.

The Alfold Neighbourhood Plan will also aim to avoid development that would tend to join Alfold with other nearby settlements. For example, we want to avoid development towards

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Dunstable Park in order to maintain separate distinct settlements. The same applies to development that would infill the current green space between Alfold and Alfold Bars (in Sussex), Alfold and Cranleigh and all other similar infills. To this end we will attempt to include a Policy on a Landscape Buffer.

If you have any questions on this document, please feel free to contact:

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