

## Appendix 5

### Detailed Evidence on 5-Year Supply Disputed Sites:

- Land at Deerwood, Woolmer Hill Road, Haslemere

Neame Sutton

# Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:



| Area of interest | Properties marketed between | Properties marketed by |
|------------------|-----------------------------|------------------------|
| GU27 1QA         | 13 Aug 22 - 13 Nov 23       | Any Agent              |



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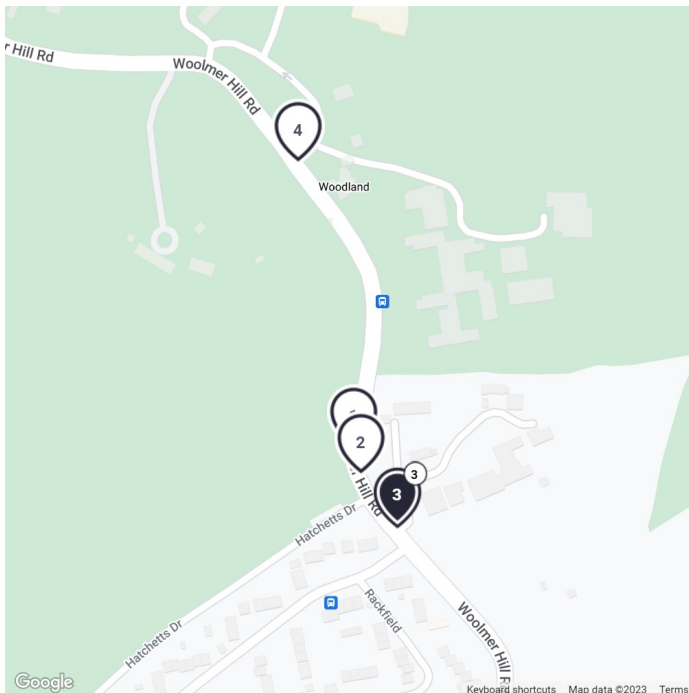
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## Introduction

The Best Price Guide provides comparable property information selected by Peter Leete & Partners to help establish the best market price.



## Map of properties included in this report

The icons indicate the centre of the postcode and not necessarily the exact location.



This icon indicates that there are multiple properties at this location – all the properties at this location are indicated on your property list with a pin numbered in the same way (3 in this case). The number in the circle at the top of the pin indicates the number of properties that share this location (3 in this case).

## Comparable properties



**CURRENTLY ADVERTISED** **SOLD STC**

### 4 bedroom detached house for sale Woolmer Hill Road, Haslemere

- o BRAND NEW detached house of over 2,100 sq ft
- o Open plan kitchen / dining / family room
- o Main bedroom with dressing area and en-suite
- o Three further bedrooms
- o Two further bath/shower rooms
- o Living room with bi-fold doors to patio
- o Study
- o Utility room and cloakroom

Marketed from **1 Mar 2023**

\* Legal information present on page 3

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Peter Leete & Partners unless otherwise stated.

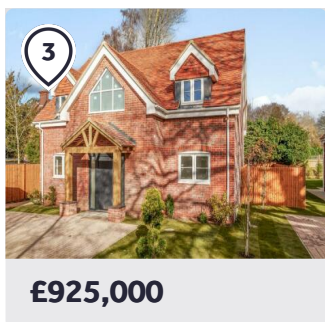


NO LONGER ADVERTISED

**4 bedroom detached house for sale**  
**Woolmer Hill Road, Haslemere**

- Brand new detached house of 2,056 sq ft
- Main bedroom with dressing area and en-suite
- Guest bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Lounge and study
- Open plan kitchen/dining/family room
- Utility room

Marketed from 10 Oct 2022 to 1 Mar 2023 (141 days)



CURRENTLY ADVERTISED SOLD STC

**4 bedroom detached house for sale**  
**Woolmer Hill Road, Haslemere**

- BRAND NEW HOME
- High specification
- Main bedroom with dressing area and en-suite
- Three further bedrooms
- Two further bath/shower rooms
- Open plan kitchen / dining / reception room
- Study
- Boot / utility room and cloakroom

Marketed from 1 Mar 2023

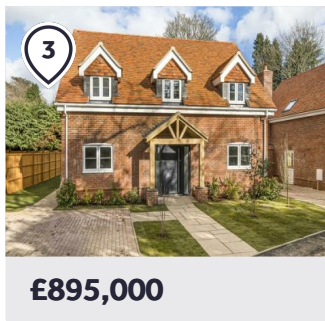


NO LONGER ADVERTISED

**4 bedroom detached house for sale**  
**Woolmer Hill Road, Haslemere**

- Brand new home
- High specification
- Approximately 1700 sq ft
- Main bedroom with dressing area and en-suite
- Three further bedrooms; one ground floor with en-suite
- Family bathroom
- Open plan kitchen/dining/living room
- Study

Marketed from 10 Oct 2022 to 1 Mar 2023 (141 days)



CURRENTLY ADVERTISED SOLD STC

**4 bedroom detached house for sale**  
**Woolmer Hill Road, Haslemere**

- BRAND NEW HOME
- High specification
- Convenient location
- Four double bedrooms
- Three bath/shower rooms
- Open plan kitchen / sitting / dining room
- Study
- Utility room and cloakroom

Marketed from 1 Mar 2023

\* Legal information present on page 3



NO LONGER ADVERTISED

## 4 bedroom detached house for sale Woolmer Hill Road, Haslemere

- Brand new home
- High specification
- Convenient location
- Main bedroom with dressing area and en-suite
- Ground floor guest bedroom with en-suite
- Two further bedrooms and bathroom
- Open plan kitchen/sitting/dining room
- Study

Marketed from **10 Oct 2022 to 1 Mar 2023 (141 days)**

The sold price history information is provided by HM Land Registry (for properties in England and Wales) and the Registers of Scotland (for properties in Scotland). It is matched to Rightmove properties by house number and full postcode. There is not always a match. HM Land Registry data covers the period from 01 January 1995 and the Registers of Scotland data covers the period from 18 October 1996 and is updated on a monthly basis therefore is correct as at the end of the last calendar month. The dates shown relate to the property's registered date, not sold date. ©Crown copyright material originating from HM Land Registry is reproduced with the permission of HM Land Registry under delegated authority from the Controller of HMSO. Contains public sector information licensed under the [Open Government Licence v3.0](#) Material originating from the Registers of Scotland is reproduced with the permission of the Keeper of the Registers of Scotland and contains data compiled by THE Registers of Scotland. If you have found an error with the data, please contact the HM Land Registry for properties in England and Wales, or the Registers of Scotland for properties in Scotland.

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## Appendix 5

### Detailed Evidence on 5-Year Supply Disputed Sites:

- Dunsfold Aerodrome



# Dunsfold Park Garden Village SPD

Masterplan Framework and  
Design Codes

**Allies and Morrison**

October 2021

**Table 1.1** Document control register

| DATE            | ISSUE | NOTES              |
|-----------------|-------|--------------------|
| 22 October 2021 | 1     | Full draft for ONS |
|                 |       |                    |
|                 |       |                    |
|                 |       |                    |
|                 |       |                    |

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Every effort has been made to acknowledge the source of photographs and illustrations; we apologise for any errors or omissions.

# Dunsfold Park Garden Village SPD

## Masterplan Framework and Design Codes





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# CONTEXT

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# 1 INTRODUCTION

## 1.1 Purpose

This Supplementary Planning Document (SPD) is a planning guidance document which will support the delivery of the DPGV site allocation as set out in the Council's adopted Local Plan. SPDs can provide guidance for a specific site or area - in this case the DPGV area, currently occupied by Dunsfold Aerodrome, Dunsfold Business Park and a number of supporting community uses.

The SPD has been prepared in the form of a Masterplan Framework with supporting design guidance to provide planning and design guidance to developers, and to help guide the preparation and assessment of future planning applications for DPGV. As such, this document will form a material consideration, which will be taken into account by Waverley Borough Council when determining any future planning applications within the SPD area. In addition, all proposals will have to comply with the policies in the adopted Waverley Local Plan.

The primary aim of this SPD is to supplement the adopted policies in the Local Plan, most specifically Policies SS7 and SS7A which outline the strategic parameters for a new Settlement at Dunsfold Aerodrome and the key aspects of the Design Strategy for the site.

The SPD places significant emphasis on the importance of flexibility, defining guidance and parameters which are capable of accommodating a range of different planning and delivery scenarios which might arise in the event that ownership or governance evolves.

## 1.2 Study area

Dunsfold Aerodrome is a substantial site of 249 hectares located to the south west of Cranleigh and east of Dunsfold village in close proximity to the Surrey Hills Area of Outstanding Natural Beauty (AONB). The site was developed as an aerodrome during the Second World War. After the war, it was used for the development and manufacture of aircraft until BAe Systems vacated the site in 2002. The site currently contains a variety of uses, including aviation, as well as being a significant location for employment with over 100 businesses employing over 700 people.

Chapter 2 summarises the existing context of the SPD area.

## 1.3 Overview of planning context

The site has a complex recent planning history which sets an important backdrop to the SPD. Further details are set out in section 2.5:

- Planning appeal, 2009: Rejection of Planning Appeal by Secretary of State for 2,600 home scheme.
- Submission of hybrid planning application for new settlement, 2015: Planning application for 1,800 homes and employment floorspace.
- Site allocation, 2018: Adoption of Local Plan in 2018 including strategic site allocation for 2,600 homes, 26,000 sqm of new employment space and over 100 hectares of open space.
- Planning permission for hybrid scheme for new settlement, 2018: Following a recommendation for grant in 2016, the Secretary of State concluded that permission should be granted following a Public Inquiry into a 1,800 home scheme.
- Planning permission for hybrid scheme for additional employment parcel, 2020): Planning permission a new parcel of business with a range of buildings.
- Planning permission for hybrid scheme for new road access, 2020): Additional land was acquired for the land between the eastern boundary of the airfield and the A281.



## 1.4 Process of preparation

Allies and Morrison were commissioned by Waverley Borough Council in July to produce a SPD for DPGV. A group of Council officers representing planning policy and development management have steered the process through regular client meetings. In addition, the consultant team has undertaken stakeholder meetings with key officer representatives from WBC and Surrey County Council (SCC), alongside sessions with DAL and the Dunsfold Park Advisory Group. The team will also engage with Design South-East during the SPD process.

Following a focused review of the application material, planning policy position and baseline analysis of site conditions and constraints, the consultant team has prepared the SPD which will be subject to a formal process of consultation in November 2021 for a 4-week period. Following completion of the consultation period, the consultant team will review comments and representations received, ahead of the preparation of a final SPD for adoption in early 2022.

Findings and implications arising from the consultation are set out in section 2.6.

## 1.5 Strategic Environmental Assessment and Habitat Regulations Assessment

The DPGV Masterplan SPD falls within the scope of the Environmental Assessment of Plans & Programmes Regulations 2004 (the SEA Regulations). As such it was necessary for Waverley Borough Council to determine whether the SPD needed to be subject to strategic environmental assessment (SEA) during its preparation. The Borough Council has evaluated the need for the SPD to be subject to SEA in line with the provisions of Regulation 9 of the SEA Regulations and has determined that the SPD does not require SEA as its purpose is to provide additional guidance on the future development of the DPGV site in terms of layout, design and character.

The Masterplan SPD would not alter the quantum or type of development to be accommodated by the site from that defined in Policies ALH1 (The Amount & Location of Housing), SS7 (New settlement at Dunsfold Aerodrome) and SS7a (Dunsfold Aerodrome Design Strategy) of the adopted Waverley Local Plan Part 1. The conclusions of the SEA and Sustainability Appraisal undertaken to inform the preparation of the Local Plan Part 1 would not be materially altered by the adoption of the Masterplan SPD.

The Waverley Local Plan Part 1 was also subject to assessment under the provisions of the Conservation of Habitats & Species Regulations 2017 (as amended) with regards to the European nature conservation sites located in the borough and the surrounding area. The Habitat Regulations Assessment (HRA) undertaken for the Local Plan Part 1 concluded that implementation of the plan, including development of the DPGV site in accordance with Policies ALH1, SS7 and SS7a, would not result in likely significant effects on those European sites covered by the assessment subject to the application of Policies NE1 (Biodiversity & Geological Conservation) and NE3 (Thames Basin Heaths Special Protection Area). The conclusions of the HRA undertaken for the Local Plan Part 1 would not be materially altered by the adoption of the Masterplan SPD as the quantum and type of development to be accommodated at DPGV would not be changed from that defined in the adopted Plan.

## 1.6 SPD structure

The SPD is structured as follows:

### Part A:

- Chapter 1: Introduction - summarising the background to the SPD including purpose and the process of preparation including SEA and HRA.
- Chapter 2: SPD context - providing an overview of the physical character and setting of Dunsfold aerodrome, relevant planning policies, planning history, future evolution, and the context for the guidance in the SPD.

### Part B

- Chapter 3: Vision and key principles - identifying four thematic vision statements for DPGV.
- Chapter 4: Masterplan framework - defining the key spatial principles and a sequence of illustrative framework drawings and supporting guidance which define the site-wide strategy.

### Part C

- Chapter 5: Site wide design guidance - setting out thematic guidance for urban design, sustainable building design, streets and public realm, and landscape and green infrastructure.

### Part D

- Chapter 6: Character areas design guidance - defining illustrative guidance and principles for key places in DPGV.



## 2 SPD CONTEXT

### 2.1 Existing site context

#### 2.1.1 Overview

DPGV is situated to the south west of Cranleigh and east of Dunsfold village. Although it is outside of the Green Belt and Surrey Hills AONB boundary, it is in close proximity to the AONB. The site currently contains a variety of uses, including aviation, as well as being a significant location for employment with over 100 businesses employing over 700 people. Fig 1.2 illustrates the location of the aerodrome.

#### 2.1.2 Historic evolution and current uses

Dunsfold Aerodrome was established in 1942 when the First Canadian Army cleared farmed enclosures and woodland to create an emergency airfield which operated from 1942 to 1945. Following the war, Hawker Aircraft Company acquired the aerodrome, using the site for a number of significant activities including the first tethered flight of the precursor to the Harrier, famed for its vertical take-off capabilities.

Since 2002, the Rutland Group has established a successful Business Park which is home to a wide range of industrial, commercial, distribution and storage activities providing employment for approximately 700 people. Other activities include filming, including Top Gear.

The site also contains other operational land relating to airfield operations including buildings and three runways. The 'peri track' runs around the perimeter of the runways. Various hardstanding areas are used for a range of activities including aircraft dispersal, access and storage.

Fig 1.2 and Fig 1.3 illustrate a range of typical views across the site. Existing buildings are concentrated north of the Perimeter Road, and are typically low rise business premises.

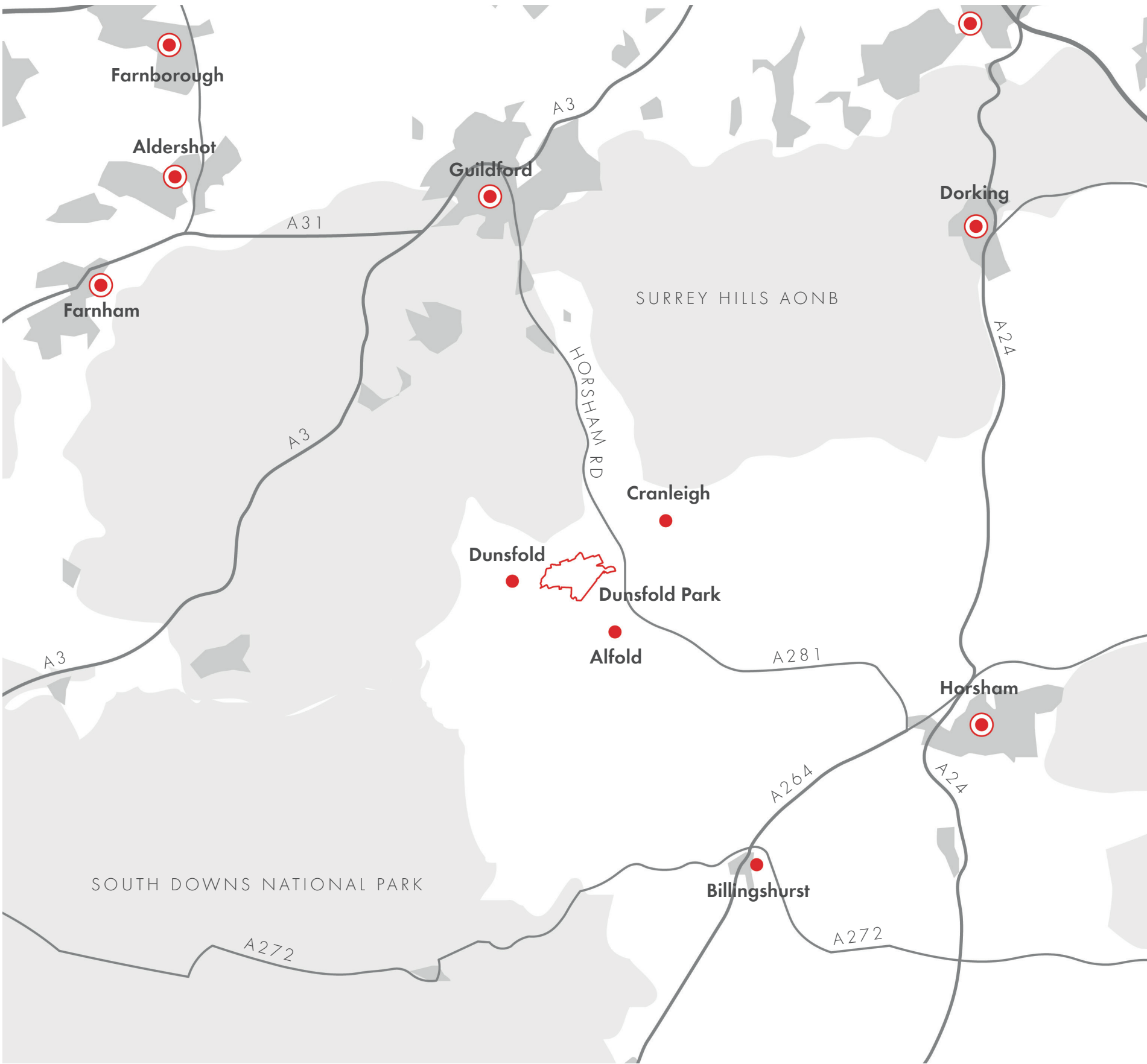


Fig 1 Regional context plan