

BRAMLEY

Neighbourhood Plan

EVIDENCE

Borough: Waverley
County: Surrey
Plan Period: 2017 to 2032
Qualifying Body: Bramley Parish Council
Version: 1.0 Initial Draft for Consultation
Date: 23rd June 2017

Table of Contents

2.	INTRODUCTION	0
3.	N1 2011 CENSUS	0
4.	N2 POPULATION PROJECTION	0
5.	N3 NATIONAL PLANNING POLICY FRAMEWORK	0
6.	N4 FIXING OUR BROKEN HOUSING MARKET	1
7.	S1 SURREY LANDSCAPE CHARACTER ASSESSMENT	2
8.	H1 SURREY HILLS AONB MANAGEMENT PLAN	2
9.	W1 WAVERLEY LAND AVAILABILITY ASSESSMENT	2
10.	W2 WAVERLEY SETTLEMENT HIERARCHY FACTUAL UPDATE 2015	2
11.	W3 WAVERLEY LOCAL PLAN PART 1	3
12.	W4 WAVERLEY LOCAL PLAN PART 2	3
13.	W5 ELECTORAL REGISTER	3
14.	W6 RURAL AFFORDABLE HOUSING	3
15.	W7 APPEAL DECISION: LAND AT SMITHBROOK KILNS	3
16.	W8 FIVE YEAR HOUSING SUPPLY	4
17.	B1 BRAMLEY PARISH PLAN	4
18.	B2 BRAMLEY HOUSING NEEDS SURVEY	4

1. INTRODUCTION

- 1.1 The policies in the Plan must be supported by published, factual, available evidence primarily in the form of national, county, borough or parish documents. It is neither practical or sensible to repeat all such documents in the Plan. This third document in the BNP pack lists the key evidence documents and summarises which Policies that evidence supports. Footnotes in the Report Policies reference the relevant evidence. For example, Evidence 1: National Planning Policy Framework is referenced by Policy BNP-G2 Assessing Suitability of Sites for Development.

2. N1 2011 CENSUS

Date: 2011
Body: Office of National Statistics
URL: <http://www.surreyi.gov.uk/GroupPage.aspx?GroupID=55>

- 2.1 The 2011 census has been used as the last authoritative set of statistics on population and household size. Data have been accessed through Surrey-I, the interactive analysis tool about Surrey provided by Surrey County Council.

3. N2 POPULATION PROJECTION

Date: 2013
Body: Office of National Statistics
URL: <http://www.surreyi.gov.uk/ViewPage.aspx?c=datasetinformation&did=968&v=3350>

- 3.1 The ONS produces population projections at county and borough level that cover the plan period. Appendix 2 summarises the population projection for Waverley which has been used as the basis for a Bramley population projection.

4. N3 NATIONAL PLANNING POLICY FRAMEWORK

Date: March 2012
Body: Department for Communities and Local Government
URL: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 4.1 The NPPF is the national document that dictates planning policy. The WLP must fit within the NPPF, and this plan must in turn comply with the WLP.
- 4.2 The aim of the policy is to protect the broader environment and wildlife habitats and to steer development away from land that serves the purposes of the Green Belt as set out in NPPF paragraph 80 so far as possible consistent with meeting the

objectives of the Plan. Meeting those objectives may demand some limited additional development within Green Belt since there is insufficient land within the Settlement Boundary.

- 4.3 Bramley is washed over by the Green Belt and the Settlement Boundary defines the area of Bramley village where limited infilling is acceptable. Under NPPF paragraph 89, limited infilling is also acceptable on previously-developed land and on sites which are within the village as it appears as a matter of fact on the ground. This Plan therefore has regard to, and is in general conformity with with the provisions for limited infilling in NPPF paragraph 89.
- 4.4 The relevant parts of paragraph 89 of the NPPF states:
- 4.5 A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:
- 4.5.1 Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- 4.5.2 Limited infilling, or the partial or complete redevelopment of previously developed sites (brown field land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 4.6 The NPPF does not define either 'village' or 'limited infilling'. However in *Julian Wood v. The Secretary of State for Communities and Local Government and Gravesham Borough Council*, the Court of Appeal found that it was necessary to consider whether, as a matter of fact on the ground, the site appeared to be in the village, and this approach has therefore been adopted within this Plan which distinguishes between Village Sites that are within the Settlement Boundary and Adjacent Sites that are outside the Settlement Boundary but would appear to residents as being within or at least part of the village.
- 4.7 Paragraph 77 of the NPPF defines Local Green Spaces:
- 4.7.1 Each one is a green space in reasonably close proximity to the community it serves; and
- 4.7.2 Each one is demonstrably special to the local community and holds a particular local significance because of a combination of their beauty, historic significance, recreational value, tranquillity and richness of its wildlife.
- 4.7.3 Each area is local in character and is not an extensive tract of land.
- 4.8 While these Local Green Spaces already have Green Belt protection, the designation of Local Green Space is made to alert planning authorities to the particular community significance of these sites requiring an additional level of protection. This is deemed particularly important for Bramley given Bramley Parish is the first and to date only settlement in Waverley to have planning permission approved for a development in Green Belt outside a Settlement Boundary.

5. N4 FIXING OUR BROKEN HOUSING MARKET

Date: February 2017
Body: Department for Communities and Local Government
URL: <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

- 5.1 "Fixing our Broken Housing Market" paragraph 1.25 states "the presumption should be that brownfield land is suitable for housing unless there are clear and specific reasons to the contrary (such as high flood risk). To make this clear, we will amend the National Planning Policy Framework to indicate that great weight should be attached to the value of using suitable brownfield land within settlements for homes'.

6. S1 SURREY LANDSCAPE CHARACTER ASSESSMENT

Date: April 2015
Body: Surrey County Council
URL: https://www.surreycc.gov.uk/_data/assets/pdf_file/0006/82248/Surrey-LCA-2015-WAVERLEY-Report.pdf

- 6.1 The Landscape Character Assessment produced by Surrey County Council for each borough or district defines the major landscape areas within Surrey.

7. H1 SURREY HILLS AONB MANAGEMENT PLAN

Date: 2014
Body: Surrey Hills AONB Management Board
URL: <http://www.surreyhills.org/board/management-plan-2014-2019/>

8. W1 WAVERLEY LAND AVAILABILITY ASSESSMENT

Date: August 2016, updated December 2016
Body: Waverley Borough Council
URL: http://www.waverley.gov.uk/downloads/download/2122/land_availability_assessment_2016

- 8.1 The "Covering Report and Contents" states that Bramley has completed 6 new homes from 01/04/2013 to 31/03/2016 (paragraph 2.1). It states that Bramley has 27 outstanding planning permissions on small sites and 30 on large sites (paragraph 2.3) so 57 sites in total. This gives the total of 63 permissions against Bramley's target of 70.

9. W2 WAVERLEY SETTLEMENT HIERARCHY FACTUAL UPDATE 2015

Date: 2012

Body: Waverley Borough Council

URL:

https://www.waverley.gov.uk/downloads/download/802/waverley_settlement_hierarchy

- 9.1 The Waverley Settlement Hierarchy describes the village of Parish and the hamlets of Thorncombe Street, Grafham, Smithbrook, Palmer's Cross and Rushett Common.

10. W3 WAVERLEY LOCAL PLAN PART 1

Date: August 2016

Body: Waverley Borough Council

URL: http://www.waverley.gov.uk/downloads/download/2118/local_plan_pre-submission_local_plan_part_1_strategic_policies_and_sites_august_2016

- 10.1 The Waverley Local Plan Part 1 is a document of fundamental importance for this Plan as it both sets the housing allocation for Bramley, and defines Waverley policies that this Plan must fit within.

11. W4 WAVERLEY LOCAL PLAN PART 2

Date: 2017

Body: Waverley Borough Council

URL:

12. W5 ELECTORAL REGISTER

Date: 2017

Body: Waverley Borough Council

URL: N/A

- 12.1 The Electoral Register has been used to calculate the number of houses on each road in the Parish.

13. W6 RURAL AFFORDABLE HOUSING

Date: 2016

Body: Waverley Borough Council: Progress Report on Affordable Housing in Rural Areas in Waverley

URL:

- 13.1 This document has been used to establish the level of affordable housing in Bramley, and the criteria which this Plan should apply for further affordable housing.

14. W7 APPEAL DECISION: LAND AT SMITHBROOK KILNS

Date: October 2014
Body: Planning Inspectorate
URL: <http://www.richboroughestates.co.uk/live/appeals/419a.pdf>

- 14.1 This appeal decision upheld Waverley rejection of the original Smithbrook Kilns application for residential housing which this plan brings back as an Allocated Site on the grounds that very special circumstances which were deemed not to exist to allow development in green belt outside the settlement boundary do now exist.

15. W8 FIVE YEAR HOUSING SUPPLY

Date: 1st April 2017
Body: Waverley Borough Council
URL: http://www.waverley.gov.uk/downloads/file/5747/five_year_housing_supply_1st_april_2017pdf?utm_source=Waverley+Local+Plan+Part+1&utm_campaign=2c273131d1-EMAIL_CAMPAIGN_2017_03_16&utm_medium=email&utm_term=0_b65b1197d7-2c273131d1-357314589

- 15.1 The Five Year Housing Supply document confirms which planning applications in Bramley have already had permission approved and is thus the evidence supporting the 63 homes already allocated in Bramley.

16. B1 BRAMLEY PARISH PLAN

Date: 2010
Body: Bramley Parish Council
URL:

- 16.1 The Bramley Parish Plan has a wider but shallower remit than the Neighbourhood Plan which is focused has a narrower but deeper focus on planning matters. The parish plan laid out broad strategy for Bramley across wide areas such as youth, highways, planning, education. Priorities in the parish plan, such as traffic have been used to inform the Neighbourhood Plan.

17. B2 BRAMLEY HOUSING NEEDS SURVEY

Date: May 2017
Body: Surrey Community Action (in association with Bramley Parish Council and Waverley Borough Council)
URL:

- 17.1 The Bramley Housing Needs Survey conducted for this Neighbourhood Plan is one of the most critical pieces of evidence for this plan representing as it does a current polling of every household in the parish with a focus on housing needs. Because of its criticality the Housing Needs Survey is released as a separate document within

the Bramley Neighbourhood Plan pack.