



**BRAMLEY NEIGHBOURHOOD PLAN  
2017 - 2032  
EVIDENCE**





# **BRAMLEY**

## **Neighbourhood Plan**

### **EVIDENCE**

**Borough:** Waverley  
**County:** Surrey  
**Plan Period:** 2017 to 2032  
**Qualifying Body:** Bramley Parish Council



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## **1 INTRODUCTION**

- 1.1 This section lists and briefly describes the main sources of evidence which have been used in the creation of the Bramley Neighbourhood Plan.

## **2 N1 2011 NATIONAL CENSUS**

Date: 2011  
Body: Office of National Statistics  
URL: [www.surreyi.gov.uk](http://www.surreyi.gov.uk)

- 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: [www.surreyi.gov.uk](http://www.surreyi.gov.uk)

- 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 2012**

Date: March 2012  
Body: Department for Communities and Local Government  
URL: [www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)

## **5 N4 NATIONAL PLANNING POLICY FRAMEWORK 2021**

Date: July 2021  
Body: Ministry of Housing, Communities and Local Government  
URL: [assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

- 5.1 The National Planning Policy Framework (NPPF) is the national document that dictates planning policy. The Waverly Local Plan must fit within the NPPF, and this Plan must in turn comply with the Local Plan.

## **6 N5 FIXING OUR BROKEN HOUSING MARKET**

Date: February 2017

Body: Department for Communities and Local Government

URL: [www.gov.uk/government/publications/fixing-our-broken-housing-market](http://www.gov.uk/government/publications/fixing-our-broken-housing-market)

- 6.1 "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".

## **7 S1 SURREY LANDSCAPE CHARACTER ASSESSMENT**

Date: April 2015

Body: Surrey County Council

URL: [www.surreycc.gov.uk/\\_\\_data/assets/pdf\\_file/0006/82248/Surrey-LCA-2015-WAVERLEY-Report.pdf](http://www.surreycc.gov.uk/__data/assets/pdf_file/0006/82248/Surrey-LCA-2015-WAVERLEY-Report.pdf)

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

## **8 H1 SURREY HILLS AONB MANAGEMENT PLAN**

Date: 2014

Body: Surrey Hills AONB Management Board

URL: [www.surreyhills.org/board/management-plan-2014-2019/](http://www.surreyhills.org/board/management-plan-2014-2019/)

## **9 W1 WAVERLEY LAND AVAILABILITY ASSESSMENT**

Date: May 2018

Body: Waverley Borough Council

URL: [www.waverley.gov.uk/downloads/file/6099/land\\_availability\\_assessment\\_laa\\_may\\_2018](http://www.waverley.gov.uk/downloads/file/6099/land_availability_assessment_laa_may_2018)

- 9.1 The May 2018 Waverley Land Availability Assessment (LAA) identifies a future supply of land which is suitable, available and achievable for housing and other uses over the Plan period covered by the Local Plan. This assessment was carried out to provide evidence for Part 2 of the Waverley Local Plan, which allocates development sites in a number of parts of the Borough. It is important to note that this iteration of the LAA does not seek to assess the capacity of towns and parishes where Neighbourhood Plans will allocate housing as Neighbourhood Plan Groups may identify additional sites through their own Call for Sites process and will produce their own assessment on



sites using a methodology tailored to their local context. However, this LAA still assesses sites in these towns and parishes as it seeks to demonstrate only that there are potential housing sites in these settlements that could contribute to Waverley's overall housing requirement set out in Local Plan Part 1, but as Local Plan Part 1 has determined the amount and distribution of housing over the Plan period, this iteration of the LAA does not seek to assess the overall housing capacity of the Borough.

## **10 W2 WAVERLEY SETTLEMENT HIERARCHY FACTUAL UPDATE 2015.**

Date: 2012

Body: Waverley Borough Council

URL:

[www.waverley.gov.uk/downloads/download/802/waverley\\_settlement\\_hierarchy](http://www.waverley.gov.uk/downloads/download/802/waverley_settlement_hierarchy)

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

## **11 W3 WAVERLEY LOCAL PLAN PART 1**

Date: February 2018

Body: Waverley Borough Council

URL:

[www.waverley.gov.uk/downloads/download/2345/adopted\\_local\\_plan\\_part\\_1](http://www.waverley.gov.uk/downloads/download/2345/adopted_local_plan_part_1)

- 11.1 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.
- 11.2 Following independent examination in July 2017, the Local Plan Part 1 was adopted by the Council in February 2018 and carries full weight for planning decisions falling under its jurisdiction. The Plan sets the parish of Bramley a target of 90 net new homes during the plan period.

## **12 W4 WAVERLEY LOCAL PLAN PART 2**

Date: 2019 (draft – anticipated adoption mid-2022)

Body: Waverley Borough Council

URL:

[www.waverley.gov.uk/downloads/file/6105/lpp2\\_preferred\\_options\\_consultation\\_document](http://www.waverley.gov.uk/downloads/file/6105/lpp2_preferred_options_consultation_document)

- 12.1 Waverley Local Plan Part 2 will provide the more detailed 'Development Management' policies, review a suite of local designations and will allocate sites for housing and other uses in certain areas of the Borough. Local Plan

Part 2 must be consistent with LPP1 and the National Planning Policy Framework (NPPF). The Plan must contribute to achieving sustainable development and to be positively prepared. Policy SP1 in Local Plan Part 1 establishes the Council's presumption in favour of sustainable development which states that planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

- 12.2 At the time of preparation of this Plan, Waverley Local Plan Part 2 is in preparation and is expected to come into force 6-12 months behind this plan.

### **13 W5 ELECTORAL REGISTER**

Date: 2017  
Body: Waverley Borough Council  
URL: N/A

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

### **14 W6 RURAL AFFORDABLE HOUSING**

Date: April 2014  
Body: Waverley Borough Council: Progress Report on Affordable Housing in Rural Areas in Waverley  
URL:  
<https://modgov.waverley.gov.uk/Data/Community%20Overview%20and%20Scrutiny%20Committee/20140617/Agenda/Download%20the%20Appendix%20C%20PROGRESS%20REPORT%20ON%20RURAL%20AFFORDABLE%20HOUSING%20IN%20WAVERLEY%202013-14.pdf>

- 14.1 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.

### **15 W7 APPEAL DECISION: LAND AT SMITHBROOK KILNS**

Date: October 2014  
Body: Planning Inspectorate  
URL: [www.richboroughstates.co.uk/live/appeals/419a.pdf](http://www.richboroughstates.co.uk/live/appeals/419a.pdf)

- 15.1 This appeal decision upheld Waverley rejection of the original Smithbrook Kilns application for residential housing which this Plan includes and describes as a potential site for further residential development on the grounds that it may be determined that it is in fact a brownfield site.

## **16 W8 FIVE YEAR HOUSING SUPPLY**

Date: 1st April 2019

Body: Waverley Borough Council

URL:

[www.waverley.gov.uk/downloads/file/6403/five\\_year\\_housing\\_supply\\_%E2%80%93\\_1\\_april\\_2019](http://www.waverley.gov.uk/downloads/file/6403/five_year_housing_supply_%E2%80%93_1_april_2019)

- 16.1 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.

## **17 B1 BRAMLEY PARISH PLAN**

Date: 2010

Body: Bramley Parish Council

URL:

[www.bramleyparish.co.uk/shared/attachments.asp?f=71e0723a%2Db065%2D476e%2Db90b%2D5695034fdeb8%2Epdf&o=Parish%2DPlan%2Epdf](http://www.bramleyparish.co.uk/shared/attachments.asp?f=71e0723a%2Db065%2D476e%2Db90b%2D5695034fdeb8%2Epdf&o=Parish%2DPlan%2Epdf)

- 17.1 The Bramley Parish Plan has a wider but shallower remit than the Neighbourhood Plan which 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.

## **18 B2 BRAMLEY HOUSING NEEDS SURVEY AND REPORT**

Date: May 2017

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

URL:

[www.bramleyparish.co.uk/shared/attachments.asp?f=788bad7f%2Dc5c9%2D4041%2D90fc%2D29763a1e087a%2Epdf&o=Bramley%2DHN%2DReport%2DFinal%2Epdf](http://www.bramleyparish.co.uk/shared/attachments.asp?f=788bad7f%2Dc5c9%2D4041%2D90fc%2D29763a1e087a%2Epdf&o=Bramley%2DHN%2DReport%2DFinal%2Epdf)

- 18.1 The Bramley Housing Needs Survey conducted for this Neighbourhood Plan and the subsequent report 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.