

Appendix 12 - Haslemere Neighbourhood Plan 2103 -2032
Regulation 14 Consultation Statement
Regulation 14 & 15 policies

Neighbourhood Plan Policy Regulation 14 version	Neighbourhood Plan Policy Proposed Regulation 15 version
Policy number and title	Policy number and title
H1 Designation and purpose of the settlement boundaries	H1 Designation and purpose of the settlement boundaries H2 Housing Density (previously H1.5)
H2 Development outside the settlement boundaries on existing built land	Combined into H1 (H1.2)
H3 Sustainable development outside the settlement boundaries and inside on designated land	H3 Sustainable development outside the settlement boundaries and inside on designated land
H4 Consultation requirements	H8 Consultation requirements for planning applications
H5 Managing the volume of windfall development	H4 Windfall development
H6 Access and Transport	H9 Access and Transport
H7 High quality external design	H7 High quality external design
H8 Internal design, building standards	H10 Water and Connectivity (Previous H8.1 removed)
H9 Provide sufficient affordable housing of the right type	H5 Provide sufficient affordable housing of the right type
H10 Provide an appropriate mix of housing types	H6 Provide an appropriate mix of housing types
H11 Habitat protection	H11 Trees, woodland and hedgerows
H12 Dark skies	H12 Dark skies
H13 Local Green Spaces (within settlement boundaries)	H13 Green Spaces
H14 Wildlife corridors and stepping stones	H14 Protecting and enhancing biodiversity through Haslemere's Ecological Network
H15 Retaining and encouraging local employment	H15 Encouraging growth of new and existing businesses
H16 Encouraging the growth of new and existing small businesses	H16 Retaining, protecting and developing local employment
H17 Retaining, enhancing & managing changes to retail	H17 Retaining, enhancing & managing changes to retail
H18 Encouraging an expanded visitor economy	H18 Encouraging an expanded visitor economy

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<p>H1.1 The Neighbourhood Plan adopts formal settlement boundaries within the Plan area as defined in Figures 1a-1c (overleaf).</p> <p>H1.2 In order to protect our green space, there will be a presumption against the development of land that lies outside the settlement boundaries.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> ➤ a subdivision of existing buildings, or ➤ a modest redevelopment of no more than 40% of the baseline footprint of the property at the base <p>date as established by Waverley Borough Council’s emerging LPP2. And it minimises its visual impact on the neighbouring countryside.</p>	<p>H1.1 The Neighbourhood Plan adopts formal settlement boundaries within the Plan area as defined in Figures 1 a 1 c (below and overleaf)</p> <p>H1.2 All of the land outside the settlement boundaries is designated (Green Belt, AONB, AGLV, Countryside beyond the Green belt). There is a presumption against the development of land outside the settlement boundaries, except for development on previously built land.</p> <p>H1.3 Development on sites proposed within the settlement boundaries that complies with the other Neighbourhood Plan policies, shall be supported.</p>										
<p>H1.3 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:</p> <p><i>Table 1: Milestones for total housing numbers achieved</i></p> <p>Year Housing Numbers Threshold Achieved</p> <table border="1"> <tr><td>2013</td><td>0</td></tr> <tr><td>2018</td><td>450</td></tr> <tr><td>2023</td><td>630</td></tr> <tr><td>2028</td><td>830</td></tr> <tr><td>2032</td><td>990</td></tr> </table>	2013	0	2018	450	2023	630	2028	830	2032	990	<p>Policy removed</p>
2013	0										
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<p>H1.5 All new development of more than 10 dwellings should achieve a minimum of:</p> <ul style="list-style-type: none"> ➤ 75 dph within 1 kilometre of the station (see 1km of Station map Evidence list page 68) ➤ 45 dph within the remaining areas 	<p>H2 New residential development of 10 or more dwellings should achieve a minimum of</p> <ul style="list-style-type: none"> ➤ 75 dph within 1 kilometre of the station (Figure 2) ➤ 45 dph within the remaining areas <p>Subject to achieving high quality design and being fit for the site’s setting and topography. Development proposals that optimise the use of land shall be supported. Any development below the minimum density should demonstrate why it is the optimum use of the land for the site.</p>
<p>H3 All new development outside the settlement boundaries or inside the settlement boundaries on sites with land designated as within AONB and AGLV:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 <p>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.</p> <p>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.</p>	<p>H3 Proposals for development on previously developed land outside the settlement boundaries or on land designated as within AONB, AGLV, Green Belt or Countryside beyond the Green Belt which satisfy a recognized exception to planning policy will be given favourable consideration where they contribute to the protection, management and enhancement of biodiversity reduce negative impacts on ecology or habitat and conserve and enhance landscape character and quality including:</p> <ul style="list-style-type: none"> i. more sustainable construction methods and high quality thermally efficient building materials ii. profiles and exterior materials and treatments that reduce the impact on the visual landscape iii. high standards of insulation and/or minimal energy requirements iv. siting and orientation to optimise passive solar gain v. onsite water storage and sewage treatment, the use of sustainable drainage systems and grey water systems vi. 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 vii. 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 viii. 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; and ix. achieving a biodiversity net gain

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<p>H 4 Any development application for 50 or more dwellings is required to be accompanied by:</p> <ul style="list-style-type: none"> 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 <p>The development brief must include:</p> <ul style="list-style-type: none"> 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 <p>Developers may consider explaining how the new development contributes to the 12 Building for Life standards.</p>	<p>H 8 Any development application for major development should be accompanied by:</p> <ul style="list-style-type: none"> i. a published development brief, as set out in Appendix 1 that provides a clear, illustrated and complete explanation of the proposals. ii. 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 including online. iii. a summary of the consultation process undertaken and the responses received from the community and Town Council and how any issues or concerns raised have been addressed in the proposals submitted. <p>Where outline planning permission with all matters reserved or outline planning permission with some matters reserved is sought and a separate application for the outstanding reserved matters is made at a later date, developers should meet this policy by ensuring consultation occurs at each stage on the matters included in each application.</p> <p>Appendix 1 The development brief should include:</p> <ul style="list-style-type: none"> i. a site map, showing the site’s location within its immediate neighbourhood and identifying any key features, e.g. Green Belt, AONB, AGLV, Special Protection Areas and Sites of Special Scientific Interest, flood zones, historical and archaeological features, key landmarks, views and other features potentially affected by the proposed development ii. a list of the planning history and constraints for the site iii. an illustrative layout of the proposed development, including elevations of the properties as seen from outside the boundary of the site iv. a schedule of the proposed development, numbers of properties, by size, numbers of affordable homes and dwelling type, mix and tenure v. design style, materials to be used, proposed layout and landscaping of the site including an explanation of how the development meets the relevant requirements of the Haslemere Design Statement. vi. site access arrangements for all modes of transport, (road, pedestrian/cycle routes, public transport) and parking provisions vii. landscaping and publicly accessible open spaces viii. the location of trees, hedgerows and woodland as detailed in a full site survey conducted by a qualified arboriculturist or ecologist, and including a management plan and identification of any trees, hedgerows and woodland that has been intentionally or accidentally damaged and the mitigation proposed. (refer to Policy H11– Trees, woodland and hedgerows) ix. indicative timing and phasing of the proposed development x. consideration and mitigation of any infrastructure issues raised by the proposed development

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	<ul style="list-style-type: none"> xi. details of how the location and type of greenspace, landscaping and water features provided within a scheme have been arranged such that they enhance and link into the existing Ecological Network and the amount of biodiversity net gain units for the development (refer to Policy H14- Protecting and enhancing biodiversity through Haslemere’s Ecological Network) xii. proposed community benefits of the development with regard to the Haslemere Neighbourhood Plan and any other key local issues; and xiii. an explanation of how the new development contributes to achieving the Building for a Healthy Life standards.
<p>H 5 Planning applications for the development of windfall sites within the settlement boundaries (as defined by Figure 1a-c),</p> <ul style="list-style-type: none"> ➤ 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 <p>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.</p>	<p>H 4 Planning applications for the development of 1-9 dwellings on windfall sites within the settlement boundaries (as defined by Figure 1a-c) will be supported if they;</p> <ul style="list-style-type: none"> ➤ Provide an appropriate mix, type and design of housing, and ➤ are appropriate to the character of the area <p>and will be especially supported if they meet the housing needs of the local community, in particular affordable housing for local residents, downsizers and those who work in the town.</p>
<p>H 6.1 Proposals for new housing should ensure they are well and safely connected with the existing settlement. All new developments should provide:</p> <ul style="list-style-type: none"> ➤ 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 	<p>H9.1 Proposals for new housing must ensure that they are well and safely connected with the existing settlement. All new developments shall provide</p> <ul style="list-style-type: none"> ➤ sufficient off street car parking (ref WBC Adopted Parking Guidelines 2013 as a minimum guide) so the need for on street parking does not increase ➤ safe accessible on site storage for cycles except where it can be demonstrated that there will be no such need (e g sheltered housing) ➤ safely located access for pedestrians, cyclists and non motorised transport; and ➤ safe provision for electric car and bicycle technologies, including external power points.

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<p>Developments within 1km of the station should:</p> <ul style="list-style-type: none"> ➤ 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 <p>In addition, for new developments of 50 or more dwellings, the development should:</p> <ul style="list-style-type: none"> ➤ 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). <p>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.</p>	<p>H9.2 All major development including non-residential development is to:</p> <ul style="list-style-type: none"> ➤ provide safe, direct routes for pedestrians and cyclists from the site to existing routes ➤ make improvements to existing pedestrian and cycle access immediately adjacent to the site at the time of build ➤ 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); and ➤ not contribute to traffic congestion the plans for avoidance of which will be demonstrated in the travel plan <p>Opportunities to facilitate safer pedestrian and/or cycle paths linking community assets in the Plan Area (e.g. the Shopping areas, the Station, the Library) and to foot/cycle paths leading to the South Downs National Park and other local attractions will be welcomed.</p> <p>H9.5 Proposals that address the following will be supported:</p> <ul style="list-style-type: none"> ➤ provision of additional off street parking for shopping areas and residents (particularly where residents only have on street or public parking) provided the visual impact of cars and car park structures are reduced, either by locating underground or by screening ➤ improved access for pedestrians and non-motorised transport to the Station
<p>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:</p> <ul style="list-style-type: none"> ➤ 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 	<p>H9.6 Any development near the proposed new footpath/cycleway routes identified in Figure 3 Haslemere High Street to Wey Hill and Figure 4 Station to Devil's Punchbowl (see maps below) should:</p> <ul style="list-style-type: none"> ➤ be designed to ensure that these routes are not severed by new developments and ➤ improve or extend these proposed new routes and ➤ not aggravate the creation of proposed new routes and ➤ create new rights of way over these new footpath/cycleway routes <p>Routes proposed as part of new development that achieve the goal of linking the locations and do so in a way that provides a better and shorter experience for pedestrians and cyclists, can be considered as alternative options</p>

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<p>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:</p> <ul style="list-style-type: none"> ➤ increasing priority given to non-motorised modes ➤ improving access to public transport ➤ improving access for commercial transport <p>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.)</p>	<p>H9.3 Any development proposals that result in new, alterations or renewals to road and/or pavement layouts should improve the public realm by:</p> <ul style="list-style-type: none"> ➤ increasing priority given to non-motorised modes ➤ facilitating active travel; and ➤ improving access to public transport <p>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 a Healthy Life standards: Walking, cycling & public transport, Well defined streets & places, Healthy Streets and Cycle & Car parking and to implement these suggestions as far as possible).</p>
<p>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.</p>	<p>H9.4 i. All development should preserve existing pedestrian through routes or re-route them sympathetically to the pedestrian/cyclist experience and desire lines and;</p> <p>ii. any commercial development or new development of 5 or more dwellings should;</p> <ul style="list-style-type: none"> ➤ maximise options for street connectivity ➤ provide a statement outlining their approach to street connectivity to accompany their planning application and; ➤ ensure options for future connectivity are designed into the site by leaving 2m gaps in exterior boundaries at least every 150m or in between every 5-10 dwellings (as appropriate to the site) suitable to accommodate future public pedestrian and cycle through routes to the town centre or any green space accessible to the land.

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<p>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:</p> <ul style="list-style-type: none"> 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 	<p>H 7.1 All new development must comply with the Haslemere Design Statement (https://www.waverley.gov.uk/downloads/download/1278/haslemere_design_statement) (or its successor) and major development proposals should demonstrate how they respond to its Design Guidelines. Development proposals should be of high quality design and respect the character and appearance of the surrounding area by:</p> <ul style="list-style-type: none"> 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. recognising the scarcity of land within the area’s settlement boundaries and fulfilling the intentions, regarding density, of Policy H2, while avoiding overdevelopment of the plot in relation to the characteristics of neighbouring plots in respect of built form, massing and the building line v. protecting the residential amenity of neighbours vi. integrating with the existing settlement, and vii. not compromising the ability of the local infrastructure to support it.
<p>H7.2 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.</p>	<p>H 7.2 All new developments of 10 or more dwellings that do not meet the Accessible Natural Green Space Standard should provide additional public green space which contributes towards meeting this Standard. This green space should be connected to other open spaces within the town via safe pedestrian/cycle access.</p>
<p>H7.3 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.</p>	<p>H 7.3 Applications for major developments should be supported by evidence of how the development contributes positively to the Building for a Healthy Life standards. To help deliver Haslemere’s vision to remain an attractive, functional, and sustainable place to live, as it grows.</p>
<p>H 8.1 Developers should demonstrate how their development meets the Nationally Described Space Standard.</p>	<p>Policy removed</p>

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	<p>H 10.1 Developers should ensure they contact the water/waste water company at the earliest opportunity to discuss their development proposals and intended delivery programme to assist in identifying any potential water and waste water network infrastructure reinforcement requirements. Where there is a capacity constraint, phasing conditions will be applied to any planning approval to ensure that any necessary infrastructure upgrades are delivered before the occupation of the relevant phase of development.</p>
<p>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.</p>	<p>H 10.2 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.</p>
<p>H9.1 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:</p> <ul style="list-style-type: none"> ➤ 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) <p>H9.2 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.</p>	<p>H5.1 Development proposals which make provision for affordable homes should reflect local need and contribute to the objective of creating a mixed and balanced community All affordable homes should be:</p> <ul style="list-style-type: none"> ➤ provided within the development, distributed throughout 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 ➤ such that residents of affordable homes have the same access to all communal facilities as the residents of market housing ➤ of a type, size and tenure that meets local needs as formally agreed with Waverley Borough Council including provision of homes for rent, and ➤ accompanied by a statement demonstrating how the development addresses local affordable housing needs as set out in the West Surrey Strategic Housing Market Assessment 2015 (or subsequent updates). <p>H5.2 Development proposals which safeguard a proportion of the affordable homes from future sale and maintain affordability of the homes in perpetuity will be supported.</p>

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<p>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.</p> <p>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.</p>	<p>H 6.1 Development proposals for 10 or more homes should demonstrate that the 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. Developers are encouraged to include smaller dwellings (one, two and three-bedroomed) to meet the needs of singles, couples, young families and those wishing to downsize.</p> <p>H 6.2 Development proposals for fewer than 10 which provide 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 shall be supported.</p>
<p>H11.1 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.</p> <p>H11.2 Development that adds, retains and protects substantial hedgerows will be supported.</p> <p>H11.3 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.</p> <p>H11.4 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.</p>	<p>H11.1 Development proposals will be supported where they conserve and enhance trees, hedgerows and woodland.</p> <p>H11.2 Development proposals should avoid damage to or loss of mature or semi-mature trees other than in exceptional circumstances.</p> <p>H11.3 Development proposals that add, retain and protect substantial native hedgerows will be supported. Landscape proposals that retain ‘important’ hedgerows within areas of public open spaces, will be supported, in order that the hedge’s integrity can be maintained by the responsible maintenance agency.</p> <p>H11.4 Development proposals that affect trees, hedgerows or woodland should demonstrate that they have been informed by a full site survey conducted by a qualified arboriculturalist or ecologist, and include a management plan. The site survey should include an Arboricultural Impact Assessment and associated Tree Protection Plan. A draft Arboricultural Method Statement should be provided for any scheme requiring access or development operations within recognised areas of tree rooting constraint. The site survey should also include details of existing canopy cover. The application should contain a detailed Landscaping Plan, including the type, age and proposed location of any new trees to be established on the site. This plan should set out the canopy cover that will be achieved once the trees reach maturity and how long this is expected to take. The canopy at maturity should be at least 25%. The Plan should also set out the soil volume each tree will require in order to achieve the proposed canopy cover and how the soil volume will be achieved. Where planted into the ground, only the top 60 cm may be included in the soil volume calculations. The submission should show existing and proposed underground services where these may impact on soil volumes. Trees proposed for removal should be specified in a Tree Removal Plan. Replacement planting should be specified in a Tree Planting/ Landscaping Plan. All development must be undertaken in line with the British Standard 5837:2012 ‘Trees in relation to design, demolition and construction – recommendations’; and all tree works should be carried out in accordance with British Standard 2998:2010 ‘Tree Work Recommendations’.</p>

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	<p>H11.5 Development proposals should demonstrate that appropriate protection measures are in place prior to any work on site and throughout the development process, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated.</p> <p>Development proposals should provide adequate protection zones and buffers around existing hedgerows and trees to prevent damage to root systems and taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees.</p> <p>11.6 (i) Where intentional or accidental loss of or damage to trees, woodland or hedgerows occurs prior to or during development of any site, appropriate replacement or compensatory planting will be required. Consideration should be given to the use of appropriate tree valuation methods such as i-tree or CAVAT to help ensure replacement trees are of at least equivalent value.</p> <p>H11.6 (ii) Replacement planting should be suitable for the site conditions, use native species where appropriate, and be informed by and contribute to local character.. Consideration should be given to planting a wide range of trees and plant material sources that increase genetic diversity and maximise resilience to pests, diseases and climate change. Replacement planting should also seek to enhance habitat linkages and ecological networks, maximizing opportunities for net biodiversity gains.</p> <p>H11.6 (iii) Replacement planting should be undertaken on at least a one-to-one basis such that the final canopy cover of the replacement trees is not less than that of the replaced trees unless it can be clearly shown that this is not practicable. New trees should normally be planted on the site. Under some circumstances, however, off-site replacement planting within the Plan area may be acceptable and the Council will consider each situation separately.</p> <p>H11.7 Developments of 10 or more dwellings and developments with significant areas of communal land or particularly important planting will be required to make appropriate provision for future management and maintenance of the communal areas including trees and hedgerows. Developers will be required to propose a mechanism for providing these services that specifies how they will be paid for and who will be legally liable. The proposal should include a requirement to periodically report on the implementation of the Landscaping Plan, the ongoing maintenance plan and any conditions relating to trees, hedgerows of landscaping attached to the granting of the permission.</p>

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<p>H 12 Development proposals will be supported that are designed to limit the impact of light pollution by:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 <p>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.</p>	<p>H 12 Development proposals will be supported that are designed to limit the impact of light pollution by:</p> <ul style="list-style-type: none"> i. Meeting or exceeding the Institute of Lighting Professionals guidance for the environmental zone in which they are proposed (see Figure 5). ii. Having regard to the following hierarchy: <ul style="list-style-type: none"> 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. Particular care should be taken in ecologically sensitive areas such as near ponds, lakes, rivers, areas of high conservation value; sites supporting particularly light-sensitive species of conservation significance and habitat used by protected species. In these situations, installation of appropriate lighting should be guided by the nature of the species found on or close to the site. iv. Avoiding building designs that result in increased light spill from internal lighting without suitable mitigation. <p>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.</p>
<p>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.</p> <p>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.</p>	<p>H 13.1 The areas identified in Table 4 and Figures 6a-d are designated as Local Green Space where inappropriate development will only be permitted in very special circumstances.</p> <p>H 13.2 The areas identified in Table 5 (below) and the map in Figure 7 are designated as “Green Fingers” where development proposals should respect their undeveloped, open character and their ecological, landscape and/or recreational contribution.</p>

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<p>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.</p> <p>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.</p> <p>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.</p>	<p>H14.1 Haslemere's Ecological Network (the key elements of which are shown on Figures 8a and 8b), shall be maintained, protected, consolidated, extended and enhanced. Development that negatively affects these sites or fragments the network will not be permitted. The Ecological Network comprises Internationally designated Wildlife Sites Nationally designated Wildlife Sites Local Wildlife Sites Protected and Priority Species and their habitats Priority habitats Ancient Woodland rivers, streams and ponds Wildlife Corridors (particularly those shown on Figure 9) and Local Green Spaces and Green Fingers identified in Policy H 13</p> <p>H14.2 New development proposals will demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they enhance and link into the existing Ecological Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing the Ecological Network. All new development will maximise opportunities to create new ecological assets and links into areas where opportunities are as yet unidentified on maps within the Neighbourhood Plan.</p> <p>H14.3 On all sites, development will result in a net gain for biodiversity of at least 20% in biodiversity units as calculated using nationally or locally recognised metrics such as that produced by DEFRA. Development will:</p> <ul style="list-style-type: none"> ➤ Protect and enhance features of biodiversity interest on and adjacent to the development site, incorporating and integrating them into development proposals, maintaining appropriate buffer zones between new development and the green network; and ➤ Provide new tree planting, Priority Habitats, wildlife friendly landscaping and ecological enhancements (such as mixed native hedgerows, wildlife ponds, bird nesting and bat roosting features) wherever practicable. <p>H14.4 In exceptional circumstances where the need for development clearly outweighs the loss of biodiversity units within the development site then off-site biodiversity offsetting to ensure that a net gain for biodiversity is achieved will be permitted. Priority will be given to offsetting schemes within BOA.</p>

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<p>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.</p> <p>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.</p> <p>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.</p>	<p>H16.1 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 all 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.</p> <p>H16.2 Proposals which retain employment through a change of use between E, F1, F2 and Sui generis uses will be supported subject to considerations of traffic generation, parking, noise and other forms of pollution, and provided they respect the character of their surroundings by way of scale and design.</p> <p>H16.3 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 other forms of pollution.</p>
<p>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.</p> <p>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.</p>	<p>H15.1 Development proposals to provide new employment space, including through the conversion or division of existing employment space and the creation of new premises will be supported, subject to considerations of traffic generation, parking, noise and other forms of pollution, and provided they respect the character of their surroundings by way of scale and design.</p> <p>H15.2 All conversions or divisions of existing employment space or developments of new employment space should be designed to accommodate up to date information and communications infrastructure.</p>
<p>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.</p>	<p>Policy removed</p>
<p>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.</p>	<p>H 17 Development proposals in the Primary Shopping Areas should seek to retain Class E uses (shops, financial and professional services, food and drink, business, non-residential institutions, assembly & leisure) on the ground floors and changes of use on other floors will be supported which demonstrate no significant impact on the continuing ground floor use.</p>
<p>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. provided that adequate provision is made for guests to park off-road.</p>	<p>Policy removed</p>

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<p>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</p> <ul style="list-style-type: none"> ➤ 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 	<p>H 18. Developments for recreational and leisure purposes including hostels, camping and glamping aimed at attracting more visitors, including development outside the settlement boundaries, will be supported provided that such development and is:</p> <ul style="list-style-type: none"> ➤ 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 ➤ accessible by sustainable means, such as public transport, walking, cycling or horse riding ➤ serviced by adequate off-road parking for visitors; and ➤ connected to other open spaces via safe pedestrian/cycle access.