

Addendum to GBCS Volume V brief

The brief has been amended as set out below to ensure that it remains a robust yet proportionate evidence base document to help inform the new Local Plan.

1. Use countryside to expand around settlements located in adjoining boroughs

This work remains in the brief.

2. Use countryside to expand around settlements located in the AONB

This work remains in the brief however its scope has been reduced.

Only those AONB villages that are proposed for inseting from the green belt will be assessed in further detail for potential development areas (PDAs). This is Shere, Gomshall and reconsideration of Shalford and Chilworth, which were partly assessed as part of Volume III. Justification is provided as part of (3) below.

3. Assess the potential to inset additional villages depending on the development of PDAs

This work no longer forms part of the brief.

The NPPF requires that villages which make an important contribution to the openness of the Green Belt should remain in the Green Belt. For this reason if the village was not considered to be appropriate for inseting in Volume IV then it follows that regardless of further development its contribution should remain as so. PDAs were identified in West Clandon and Ockham however the village was subsequently recommended to remain in the Green Belt. As we would expect any further development to be similarly open in character, even if PDAs theoretically have development potential, their inclusion would not change the recommendation of the GBCS that these two settlements should remain in the Green Belt. In this way, the site would also contribute towards the openness of the Green Belt. In spite of this, these PDAs could continue to come forward as part of rural exception sites.

This has implications for the number of AONB villages that will need assessment as discussed in (2) above.

4. Further assessment of Countryside beyond the Green Belt (CBGB)

This work remains in the brief however its scope has been reduced.

Land parcel K3 – the southern part of the site lies within the AONB and is therefore not suitable for strategic growth. Further work should assess whether there are any small potential development areas in the northern part of the land parcel, south of Tongham.

Land parcel K5 – previous work has already concluded that the part not identified as a PDA could form part of an extended PDA if higher numbers are required in this area in excess of those already identified. No further work is required in relation to this piece of land.

5. Expansion or redevelopment of previously developed sites

This work remains in the brief.

6. Significantly expand a village

This work remains in the brief however its scope has been reduced.

In order to ensure that any expansion is sustainable, the assessment will focus on those villages that have already been identified as relatively sustainable in the Settlement Hierarchy. As a result they have the potential, through additional growth, to become even more sustainable and utilise more effectively the services and facilities already available. For this reason, consideration will be given in the first instance to those settlements that appear towards the top of the Settlement Hierarchy.

7. Create a new village

This work remains in the brief however its scope has been reduced.

Given the critical mass of land necessary in order to deliver this option, the assessment will focus on land that is known to be available and therefore deliverable over the plan period. Presently only the former Wisley airfield is being promoted. However, through the Issues and Options consultation, we may learn of further development opportunities of the necessary scale to achieve a new settlement. The brief is to remain flexible in this regard to enable additional assessment should a potentially suitable site come forward through the consultation period.