

DRAFT FOR CONSULTATION REG. 14

THE ELSTEAD & WEYBURN PLAN 2019 to 2034

Elstead and Weyburn Neighbourhood Development Plan
Pre-Submission Plan | Regulation 14
July 2018



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Elstead and Weyburn Neighbourhood Development Plan
c/o Elstead Parish Council
www.elstead-pc.gov.uk/Plan.aspx

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The picture on the front is of The Mill in Elstead. Picture taken by ImaginePlaces Ltd..

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Source: Apple Maps

Foreword

“Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. [...] Neighbourhood Planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.”

Paragraphs 183 and 184 from The National Planning Policy Framework by Communities and Local Government

The Locality Act 2011 introduced Neighbourhood Planning into legislation. Neighbourhood Plans are a result of the government’s decision to give local communities closer involvement in planning decisions that would affect them. A Neighbourhood Plan is a set of policies written by and for local people so that they can have a say in how their community develops and grows. Policies encompass different needs for the community such as transportation, infrastructure, heritage, protecting the rural environment and housing. This Neighbourhood Plan will sit alongside the Local Plan which is drawn up by Waverley Borough Council.

Once adopted the Elstead & Weyburn Neighbourhood Plan will become a statutory document and therefore form part of the borough planning framework. The Elstead & Weyburn Neighbourhood Plan will last until 2034 but can be refreshed every five years. The Elstead & Weyburn Neighbourhood Plan builds upon the Elstead Village Design Statement which is a material planning consideration adopted by Waverley Borough Council in 1995. Villages / towns with an adopted Neighbourhood Plan will benefit from the maximum Community Infrastructure Levy funding to spend on local projects.

Volunteers from Elstead and Peper Harow formed The Elstead & Weyburn Neighbourhood Plan Steering Group in 2015 with support from Elstead Parish Council. From this, five working parties were created to explore fully the following categories; 1) Homes and Community Facilities, 2) Environment, Heritage and Recreation, 3) Local Employment and Business Support, 4) Getting around, Transport and Utilities, 5) Weyburn. Their remit was to understand what currently exists and future requirements. From this evidence and our many public meetings and surveys a comprehensive list of policies and projects has evolved and this forms the basis of The Elstead & Weyburn Neighbourhood Plan.

The Steering Group had hoped to include sites for development within this plan but Neighbourhood Plans do not yet have the powers to redraw Green Belt boundaries. As a result of this, sites have been excluded from this plan. However, we propose to change the settlement boundary. The new National Planning Policy Framework (due July 2018) looks likely to give powers for minor Green Belt changes to Neighbourhood Plans. This aspect can be reviewed in detail prior to the Submission Plan version of our Plan.

Finally, a big thank you to the Steering Group and Working Group members, Angela Koch our Consultant from ImaginePlaces and above all the residents of Elstead and Peper Harow for completing our surveys, attending our public meetings and for giving us feedback throughout our Neighbourhood Plan journey.

On behalf of your Neighbourhood Plan Steering Group and Team,

Jane Jacobs, Chair and
Dawn Davidsen, Vice Chair

01 INTRODUCTION

Why a Neighbourhood Plan?

1.1 Neighbourhood Planning is a tool to enable local people to have more of a say in what happens in their own town or village. The Localism Act of 2011, which provides the statutory basis for Neighbourhood Plans, enables decision making powers at central and local government level to be devolved back into the hands of local communities.

1.2 Elstead Parish, together with representatives of Peper Harow Parish, decided to grasp the opportunity provided by the Localism Act and prepare our own Neighbourhood Development Plan to identify key policy and project priorities for future investments in our built environment. Neighbourhood planning policies have by law to be in conformity with higher level strategic planning policies, specifically the National Planning Policy Framework (NPPF) and the Waverley Local Plan (LP).

1.3 Related and at the heart of our draft Neighbourhood Plan is the ambition that in the future we see more residents, businesses and landowners actively and effectively involved when decisions about the look and feel of our Parish are made.

What is a Neighbourhood Plan?

1.4 Neighbourhood Planning was introduced through the 2011 Localism Act to allow communities to shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders.

1.5 Once adopted a Neighbourhood Plan will form part of the Waverley Local Plan and be used to help make planning decisions. The remit of the Neighbourhood Plan is not to restrict development but to shape where that development will go and what it will look and feel like.

1.6 Once adopted the Neighbourhood Development Plan Policies (Section 3) carry the same legal weight as Local Plan Policies when planning decisions are being made. The National Planning Policy Framework (NPPF) states in paragraph 150 that: 'Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise'. Policies should be consistent with the principles in the NPPF, including the presumption in favour of sustainable development.

1.7 The adopted Elstead and Weyburn Neighbourhood Plan must be taken into account when Waverley Borough Council, which is the Planning Authority, is deciding whether or not to grant planning permission. There is a presumption in favour of adopted Neighbourhood Plan policies unless material considerations indicate otherwise. Emerging Neighbourhood Plan policies can constitute 'material considerations' in determining planning applications.

1.8 This is the first time that local communities have the opportunity to create planning policies with this degree of formal weight.

1.9 All matters that require planning permission fall within the remit of Neighbourhood Plan Policies. However, there are some limitations to what Neighbourhood Plans can achieve, for example:

- They cannot promote a lesser number of homes than is set out in the Local Plan.
- They cannot override national Green Belt policy or re-draw Green Belt boundaries.
- They deal essentially with spatial issues such as the where, how and what can be built. They cannot address enforcement issues such as speed limits, traffic management measures, parking regulations, designate conservation areas or enforcement of Tree Preservation Orders (TPOs) and matters of Licensing.
- While service issues such as the funding of a bus route is not spatial, Neighbourhood Plans can encourage funding for these through developer contributions and identifying them as Community Infrastructure Levy Priorities and in the Community Priority Projects (see Section 4).

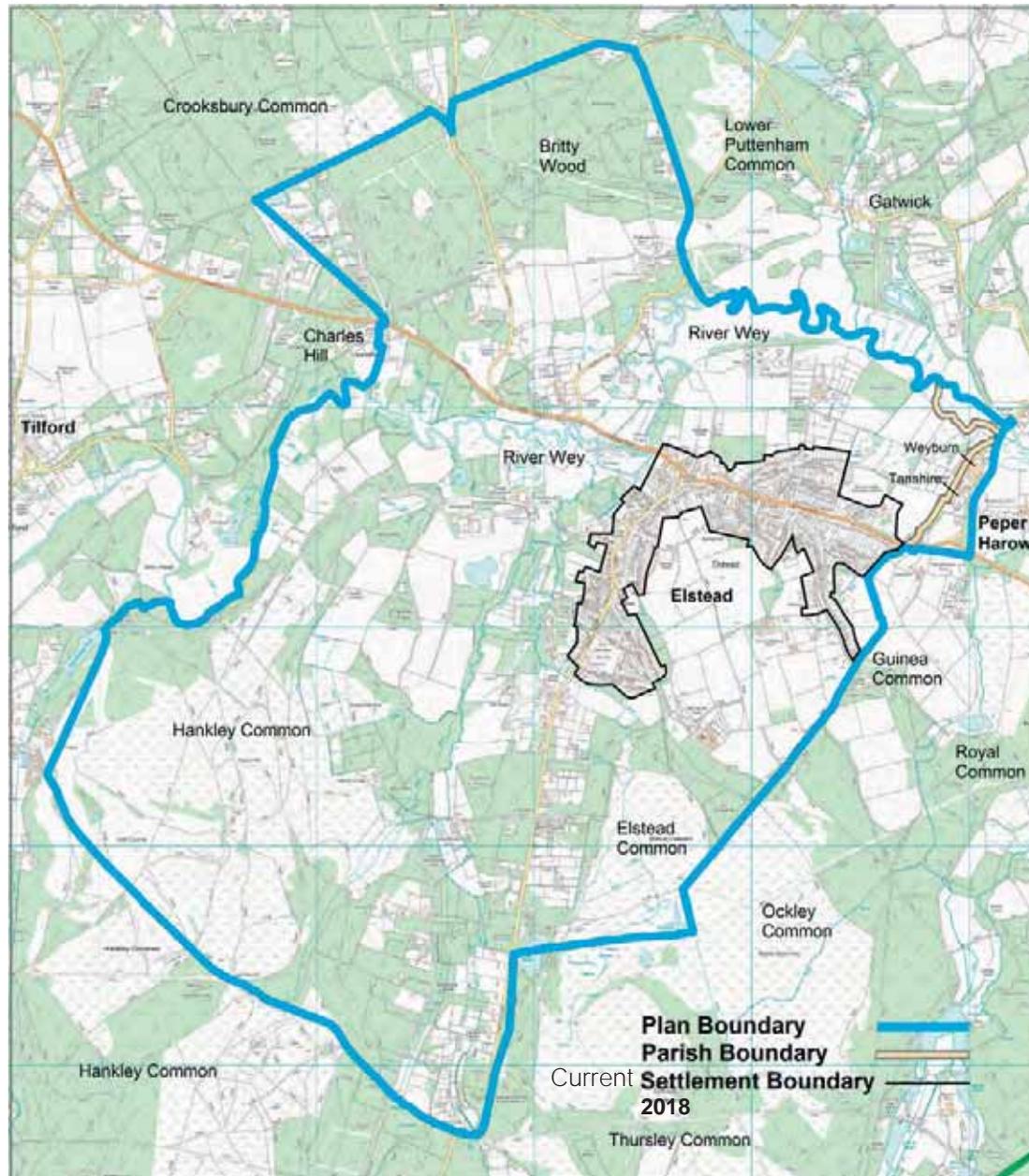
Geographical scope of the Elstead and Weyburn Plan

1.10 The Elstead and Weyburn Neighbourhood Plan covers the whole of the parish of Elstead together with that part of Peper Harow which comprises the former Weyburn Works site, the Tanshire business site and the adjacent land to the west of the Shackelford Road and to the south of the River Wey (see Figure 1). These parts of Peper Harow parish were included because they are closely associated with the settlement of Elstead and rely heavily on the services provided in the village.

Lifespan of the Elstead and Weyburn Plan

1.11 The lifespan of this plan is 15 years starting from 2019 and live until 2034. It is a vision for how Elstead Parish together with the associated part of Peper Harow aims to change over time.

Figure 1: Neighbourhood Plan Area



Production of the Plan

1.12 The production of the Neighbourhood Plan is led by Elstead Parish Council and the Neighbourhood Planning team. The Local Planning Authority, Waverley Borough Council, is responsible for approving the delineation of the area within which the Neighbourhood Development Plan will have effect. It will also organise a six week long formal consultation on the draft plan, its independent examination and the referendum that is held at the end of the process.

Community Priority Projects

1.13 During the development of our Neighbourhood Plan, a number of initiatives and projects were proposed which could enhance the neighbourhood socially, economically and environmentally. Not all of these fall within the remit of land-use planning or can be delivered through a Neighbourhood Development Plan. However, these issues were felt to be important to the community and it is clear that these are areas which need to be addressed and dealt with to provide the results that the local people want to see. We have called these initiatives “Community Priority Projects” and have included them in Section 3 of this document or added as recommendations in individual policy sections.

1.14 We propose to advance these projects through Elstead Parish Council, working as needed in partnership with Waverley Borough Council (WBC), Surrey County Council (SCC), neighbouring parishes, developers and other partners including local voluntary groups and associations. It is the intention that these projects should be financed where possible by the Community Infrastructure Levy (CIL), S106 monies from developers, the parish precept, contributions from voluntary groups and charities and other funds as they become available.

How the Draft Elstead and Weyburn Plan was prepared

1.15 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain: (a) contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan; (b) explains how they were consulted; (c) summarises the main issues and concerns raised by the persons consulted; (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.16 This pre-submission plan forms the basis for our Regulation 14 consultation. In the following we outline how this draft was made to date.

1.17 Our aims:

- To involve as many local people as possible throughout the various consultation stages in the neighbourhood plan-making so that the Plan was shaped and informed by the views and knowledge of local people and other stakeholders from the start of the Neighbourhood Planning process;
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques;
- To ensure that the results of each consultation were fed back to local people as soon as possible.

Consultation and engagement programme to date:

1.18 The diagram on page 12 and 13 highlights key events and activities. Between 2015 and 2017, a series of large and interactive meetings were held with between 60 to 100+ local attendees. These events were advertised in the Village magazine, school newsletter, village facebook page and via posters displayed in the village.

1.19 In 2015, five working groups were set up, with steering group members leading each of the groups. They are:

- Homes & Community Facilities
- Environment, Heritage & Recreation
- Transport & Utilities
- Local Employment & Business Support
- The Weyburn & Tanshire area of Peper Harow Parish

1.20 The findings were used to develop a detailed survey (The Big Survey) which was delivered to every household in Elstead and Peper Harow Parishes in December 2015. Residents could complete the survey either on-line or using the hard copy that was delivered.

1.21 In total, 556 people responded, results were published in a public presentation on 6th July 2016 and on the Parish Council's website. (<http://www.elstead-pc.gov.uk/Plan.aspx>)

1.22 As a direct result of the Big Survey, the 5 working groups drew up the 'Draft Vision and Objectives' for the Neighbourhood Plan. These were tested in a follow up survey (mini Survey) which was delivered to all households in 2016/17. (218 paper and on-line responses). A list of policies and projects was then drafted in Spring 2017. This was underpinned by the work of the five working groups. Each researched various factors affecting life and work in Elstead and Weyburn today.

1.23 The steering group, with support from working group members and the neighbourhood planning advisor, produced 14 large panels outlining draft policies and projects for a day of public engagement and discussion on 6th July 2017. Over 100 local people visited the exhibition and contributed to improving the steering group's understanding of supported key policies and projects.

1.24 In mid July 2017, a three day long open design surgery was held. Local residents were encouraged to discuss how future development at the edge of Elstead could look e.g house size, house design and layout/landscaping.

Figure 3: Big Survey age grouping of responses

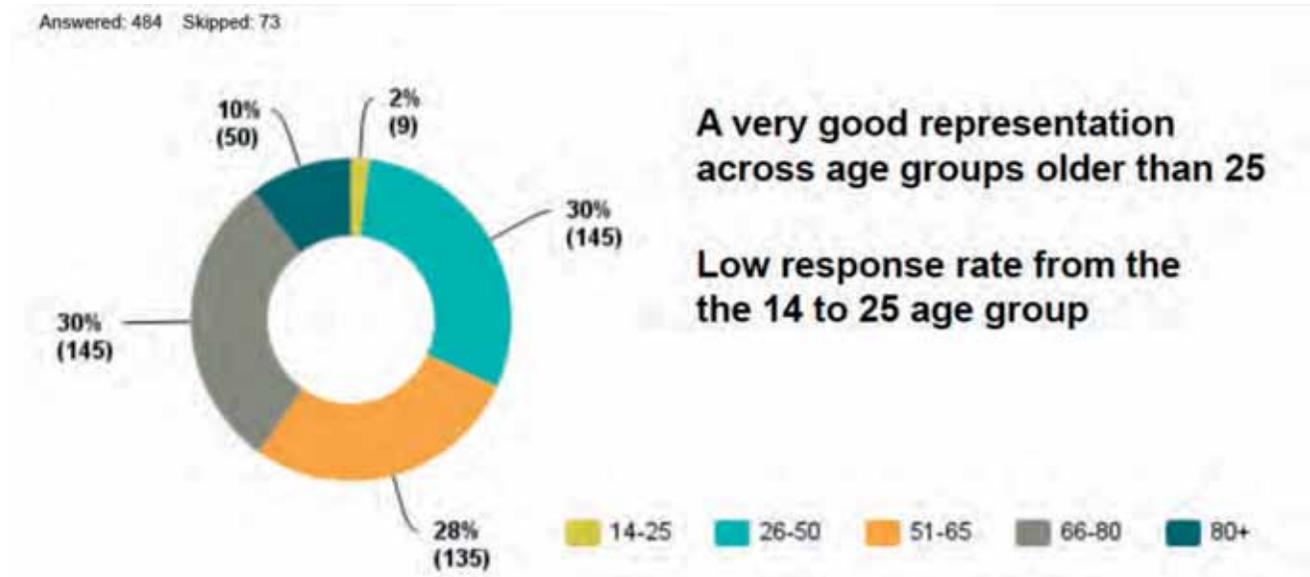
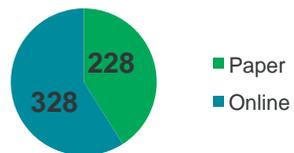


Figure 2: Big Survey Profile data

51 Questions in total, 5 Themes

Participant: Everyone aged 14 and older living or working in Elstead and Peper Harow

556+1 Total Responses



www.surveymonkey.co.uk/r/BIGSURVEYELSTEAD

Date Created: December 10, 2015

Deadline of survey:

January 15, 2016 (Paper)

February 23, 2016 (Online)

Current population: 2750

Figure 4: Big Survey geographical spread of responses

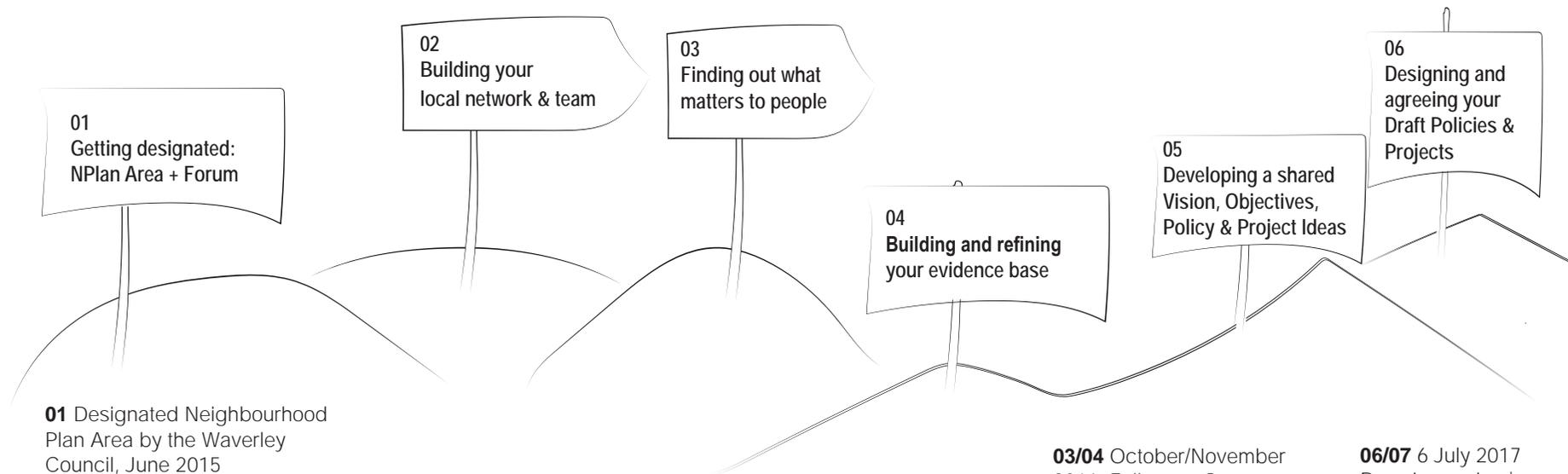
Answered: 481 Skipped: 76



Y | our Neighbourhood Planning Journey

Getting started...

Getting stuck in...



01 Introduction

01 Designated Neighbourhood Plan Area by the Waverley Council, June 2015

01/02 Public Meetings agreeing the production of a Neighbourhood Plan, November 2014, 100+ attendees



02 Newsletters November 2014

04 Setting up of working groups, January 2015, 60+ attendees



04/05 Public Meeting presenting working group findings, 6 July 2015, 100+ attendees



03/04 Winter 2015/16 Big Survey | 556 responses



03/04 October/November 2016: Follow-up Survey on Draft Objectives and Vision 2016 | 218 respondents

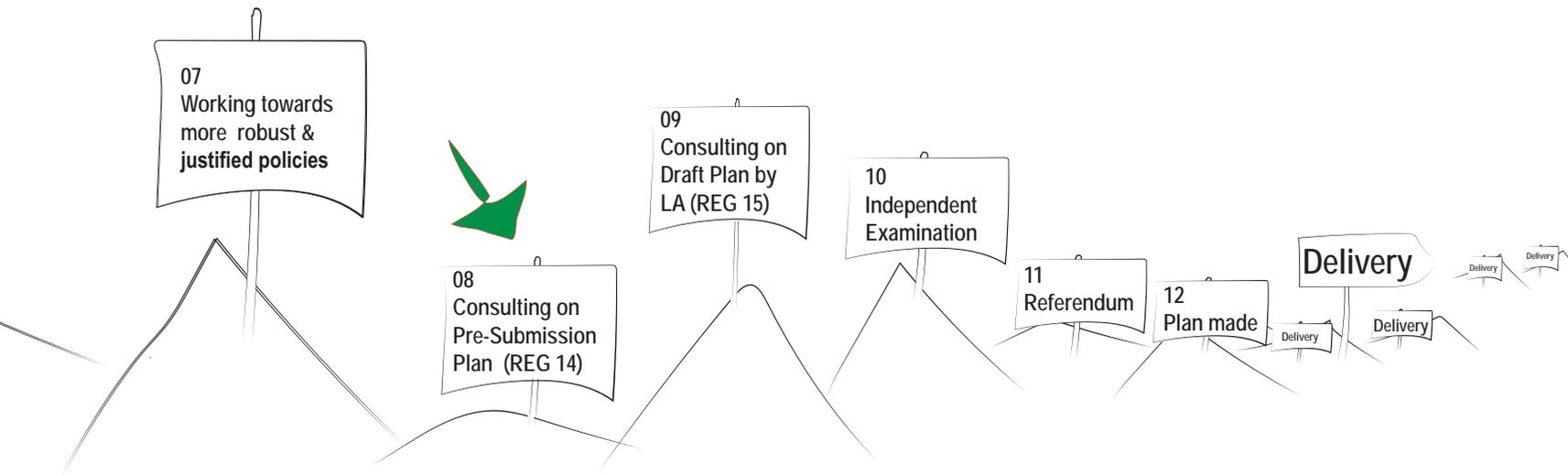
04/05 Public Exhibition and Meeting for Big Survey Objectives and Vision | 100+ Attendees, 6 July 2016

06/07 6 July 2017 Drop-in session | Public Exhibition and Meeting | 100+ attendees



Journey

Getting there...



made by ImaginePlaces 2015

01 Introduction

07 17./18./19. July 2017,
Elstead Design Workshops
70+ attendees + landowner
meetings



07 Autumn 2017/
Spring 2018
Meetings with Local
Planning Authority

08 Consultation on Pre-
submission Plan |
Summer 2018



09 Consultation on
Draft Plan by Waverley
Council, (six weeks)
Winter 2018



10 Winter 2018, Plan
reviewed by independent
examiner



11/12 Spring 2019,
Referendum







02 THE ELSTEAD & WEYBURN PLAN

Photo by ImaginePlaces

2.1 PLAN VISION & OBJECTIVES

2.11 Our Vision

Elstead and Weyburn is situated in an Area of Outstanding Natural Beauty surrounded by common land hosting rare and protected species. By 2034 we will have preserved our unique rural character and retained our vibrant community spirit. It will remain a pleasant and attractive place to live, work and play, providing improved facilities and enhanced infrastructure that meet the needs of all residents, businesses and visitors.

2.12 Our Objectives

The presented objectives guided the development of the Neighbourhood Plan Policies and Community Priority Projects. The objectives were shaped by what was learnt from engaging with residents and businesses, officers and from analysis of facts, figures and trends. These are:

Homes & Community Facilities

- 01 To manage positively the scale of future growth of Elstead and the Weyburn area of Peper Harow so that we can contribute to our reasonable share within Waverley and our needs as a rural village.
- 02 To designate sites appropriate for new, well-designed homes, within and adjacent to the current settlement area – sufficient to meet the requirements of the Local Plan.
- 03 Development should include provision for sufficient number of starter homes and homes for older residents, accompanied by adequate and prioritised provision of homes for people with local connections.
- 04 To ensure new homes contribute to a greater choice of property sizes, particularly in the 2 to 3 bedroom range and for a range of tenures. Proposals are expected to demonstrate that buildings sit in a well-designed landscape. This includes elements such as car parking, waste management, street lighting, telecommunications and other such utilities, all designed to make a positive contribution to the rural character of our village.
- 05 To provide guidance for alterations of the existing building stock to become more energy and water efficient while making a positive contribution to the character of the village and its setting.
- 06 To explore some development of land to provide affordable homes for people with local connections in perpetuity.
- 07 To enhance the provision of community facilities for young people – ensuring that facilities across the plan area are of value and of benefit to our community.
- 08 To support actively, promote and develop the local assets (community facilities, churches, clubs and pubs), so that they continue to enhance the community unity of our neighbourhood).

Environment and Heritage and Recreation

- 01 To protect and enhance our identity as a rural village, well connected with its surrounding open landscapes and river system. All proposals to demonstrate high design quality, alignment with the Village Design Statement and high energy and water efficiency standards while protecting and enhancing the rural character of the village and its setting.
- 02 To protect land and facilities in the village currently in use for sports, culture and recreation from development (other than recreational purposes) for the full plan period.
- 03 To ensure that the areas of land dedicated for public access and protected by law and environmental regulations remain available for public use for recreation and secured from damage to wildlife habitats. This includes: The Commons, the Surrey Hills AONB, the Village Greens & Conservation Areas, in particular the views of and from the central hills which are vital elements of the outstanding high quality landscape and rural character and setting of the village.
- 04 To protect views of and from Bonfire Hill, a local high point, which strongly defines the spring-line shape of Elstead.
- 05 To protect and enhance the rural identity of the area around the Weyburn site, ensuring that its rich and diverse wildlife is protected by maintaining the integrity of the 400m Buffer Zone for the Special Protection Area.
- 06 To maintain Peper Harow's standing as a 'dark parish' without streetlights.
- 07 To enhance and protect landscape elements such as hedges and other living structures increasing positive contributions to wildlife, biodiversity and place identity.

Local Employment and Business Support

- 01 To protect shops and workspaces from change of use which would result in a net loss of local employment opportunities.
- 02 To encourage new business activities as a way of strengthening the life and vibrancy of our communities.
- 03 To develop a local business / social / community / co-working hub with superfast broadband and facilities such as a café and nursery if feasible.
- 04 To enable the revitalisation of the Weyburn site as a mixed use site incorporating high-quality homes and employment.
- 05 To encourage the creation of a dedicated working space within new and existing dwellings to support local people working from home.
(Conversion/ extensions / garden office).

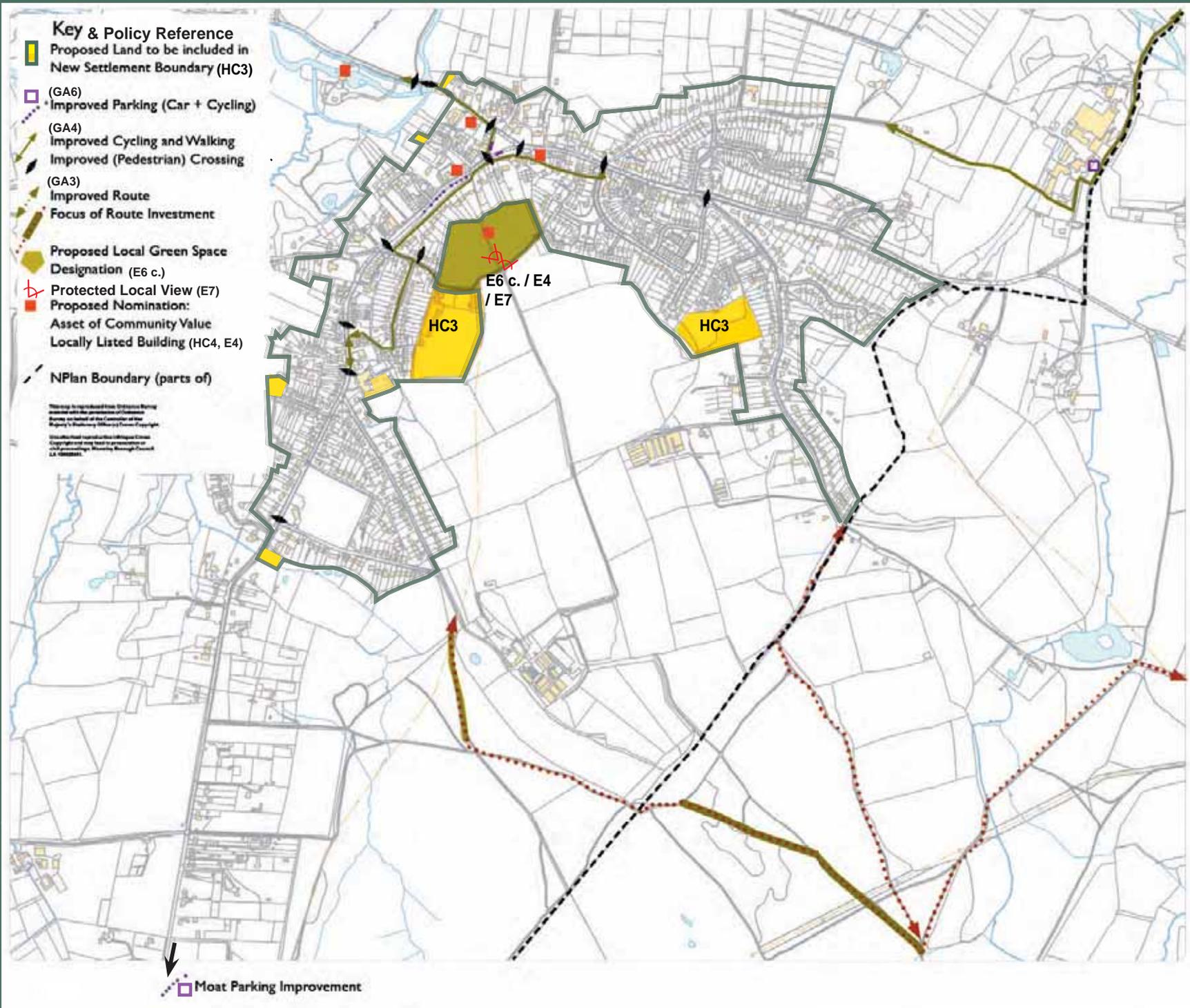
Getting around, Transport and Utilities

- 01 To ensure that public rights of way are retained and kept in good condition for recreational and other use.
- 02 To enhance and optimise current public car parking facilities through landscaping and reorganisation; making more space available.
- 03 To provide safe and pleasant access for all along the main routes during the day and evening hours whilst maintaining the rural character of the area
- 04 To significantly improve the rural character of the Milford Road and Thursley Road (the main public highways).
- 05 To improve cycle routes within the village and connect the village and Weyburn with wider cycle route networks.
- 06 To improve the availability, reliability and accessibility of public transport including links to local rail stations.
- 07 To improve the speed, capacity and reliability of locally available internet connections e.g broadband throughout the neighbourhood plan area.
- 08 To identify and monitor floodplain changes and drainage issues and address them as a priority and to prevent development in parts of the Neighbourhood Plan area prone to regular flooding
- 09 To improve walking and cycling links from and to the Weyburn site and its facilities, and ensure sufficient parking provision for employees, residents and visitors.

Key Proposal Map



Photo by ImaginePlaces



02 ELSTEAD AND WEYBURN PLAN POLICIES

HOMES & COMMUNITY FACILITIES

HC1 DESIGNING with LOCAL KNOWLEDGE

CONTEXT AND REASONED JUSTIFICATION

2.13 As a local community, we recognise our role in supporting good design in our built environment and speeding up the planning process by working pro-actively, constructively and positively with landowners and developers. Therefore, we wish to have a greater and earlier involvement in forthcoming planning applications for larger and/or significant sites. A 'Design and Development Brief' is a recognised tool to achieve better design and resolve possible issues early on. Applicants set out their proposals for new development schemes with sufficient detail to allow the local community to understand what is being proposed and engage in a meaningful consultation process.

2.14 A 'Design and Development Brief' is part of an iterative design process through which local views and knowledge can be incorporated into the evolution of the design of the development and form part of the required Design and Access Statement in the Planning Application.

2.15 Our policy 'Designing with Local Knowledge' aims to ensure better sharing of local knowledge with developers and landowners earlier in the design process for major sites in the Neighbourhood Plan Area. It further aims to allow the landowners and developers take into account possible issues and opportunities the community is concerned about. These include for instance:

- ensuring necessary infrastructure is put in place to support the proposed development especially parking, pedestrian and cycle routes, and open spaces.
- that proposed development designs are of high quality, enhancing both the natural and built environment.
- that proper consideration is given to the need to increase capacity for schools and/or health services.

2.16 Figure 5 illustrates 'The Big Survey Q7' and it highlights the importance local people place on design quality aspects that can only be achieved through meaningful and early engagement with local people.

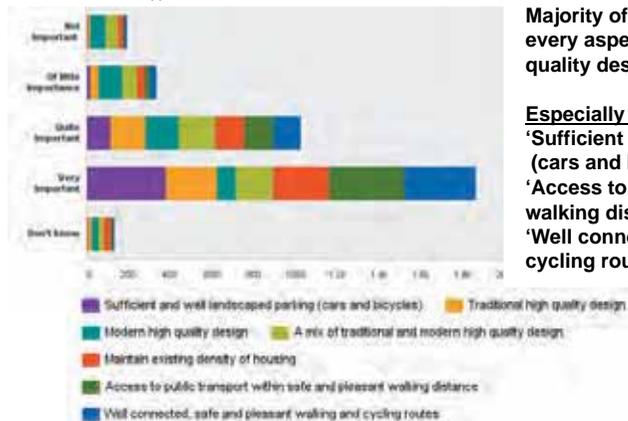
POLICY INTENT

- To manage positively the scale of future growth of Elstead and the Weyburn area of Peper Harow so that we can contribute to our reasonable share within Waverley and our needs as a rural village.
- To protect and enhance our identity as a rural village, well connected with its surrounding open landscapes and river system. All proposals to demonstrate high design quality, alignment with the Village Design Statement and high energy and water efficiency standards while protecting and enhancing the rural character of the village and its setting.

KEY POLICY REFERENCE

- ✓ NPPF §66, §188 and §189. (to be updated)
- ✓ National Planning Policy Guidance, Paragraph: 031 Reference ID: 26-031-20140306 | Revision date: 06 03 2014 (<https://www.gov.uk/guidance/design>) & Planning Practice Guidance, Paragraph: 032 Reference ID: 26-032-20140306 - Good masterplans and briefs. (to be updated)
- ✓ Waverley Borough Council, Statement of Community Involvement, 2014, (particularly section 11.8)
- ✓ Adopted Ascot, Sunninghill and Sunningdale Neighbourhood Development Plan, 2015, (6.2.1 Policy NP/H1)
- ✓ Adopted Kentish Town Neighbourhood Development Plan, 2016 (Policy CC1 Statement of Community Consultation)

Answered: 544 Skipped: 13



Majority of the participants rated **Very Important** in every aspect with exception of the 'Modern high quality design'

Especially for:
 'Sufficient and well landscaped parking (cars and bicycles)'
 'Access to public transport within safe and pleasant walking distance'
 'Well connected, safe and pleasant walking and cycling routes'

Figure 5: Big Survey Q7: How important do you think the following aspects of design and character in new homes and facilities are? (tick one choice for each design aspect)

POLICY HC1

DESIGNING with LOCAL KNOWLEDGE

HC1.1 Design and Development Briefs (DDBs)

Major Development Proposals which include a net increase of 6 dwellings or more and/or a combined gross floorspace of 1000m² are required to prepare and submit a Design and Development Brief to Waverley Borough Council, Elstead Parish Council, and where appropriate to Peper Harow Parish Meeting, prior to submitting a planning application for the site. This size threshold is aligned with Waverley Borough Council's Affordable Housing threshold. A Design and Development Brief is expected to include all relevant information needed as of Local Validation List and to facilitate an informed and effective consultation, including, but not limited to:

- a. A site map showing the site's location and its context within its immediate neighbourhood – including any areas of Green Belt, flood zones, the location of any SSSIs, SPAs, LWSs and heritage assets, landmark buildings or views.
- b. An illustrative layout that shows how the proposed development could be accommodated on the site.
- c. Scale, footprint, bulk and height of buildings.
- d. Mix of dwelling types and tenure.
- e. Design style and guidelines.
- f. Improvements to infrastructure and facilities.

- g. Access, parking, cycle and pedestrian ways and any required traffic impact and parking assessments.
- h. Landscape and publicly accessible open spaces.
- i. The location of trees and any that may be affected by the development .
- j. Indicative timing and phasing of the proposed development .
- k. Community benefits to be provided and when they occur in the phasing and delivery.
- l. A statement of how proposals contribute to achieving the Neighbourhood Plan's Vision and Objectives.
- m. All relevant factual information explaining proposed dwelling and tenure mix, infrastructure provision and community benefits from a financial point of view.

In preparing the DDB, and prior to any planning application being submitted, the promoter/developer is expected to actively engage with the Parish Council and the local community as part of the design process.

H1.2 Early Proposal Presentations

The National Planning Policy Framework states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Applicants are encouraged to present their proposals for sites at any stage of the design process to local people.

H1.3 Statement of Community Consultation

Planning applications for major developments must be accompanied by a 'Statement of Community Consultation'. An underlying principle of the Elstead and Weyburn Neighbourhood Plan is to have local people actively involved in on-going consultation on important planning issues. We call for community involvement and engagement methods designed to understand local views about development proposals early on in the design process and before planning applications are submitted.

The statement must as a minimum include the following:

- a) An explanation of how a broad cross-section of local people, both in the immediate and the wider neighbourhood are likely to be affected by the development proposals.
- b) A record of the views expressed by local people and the Parish Council.
- c) An explanation of how the proposals have addressed the views, ideas and any issues or concerns raised by local people and the Parish Council.

02 ELSTEAD AND WEYBURN PLAN POLICIES**HOMES & COMMUNITY FACILITIES****HC2 HOUSING CHOICES: MIX OF HOUSING TYPES****CONTEXT AND REASONED JUSTIFICATION**

2.17 The National Planning Policy Framework §50 demands Local Authorities plan for and deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. This is to be achieved through delivering a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).

2.18 As at 1 April 2016 there were 23 households from Elstead on the housing register (Rural Affordable Housing Progress report 2016). However, in the New Local Plan for Waverley in section 9.1 it is stated: 'Waverley is an expensive and sought after place to live. The average price of a house is £481,135, which is significantly higher than the regional average of £309,916. Waverley has a significant need for more affordable housing. There are currently over 1,500 households on the Council's Housing Needs Register in housing need. Secondly, of these, about 1,200 households are considered to be in housing need with a local connection (i.e. the households in the highest priority bands A to C in accordance with the Council's

allocation scheme). Of these, 300 are already in social housing but seeking to move to different accommodation.

2.19 WBC's Strategic Housing Market Assessment (SHMA) of 2015 identified a net housing need in Waverley Borough of 519 homes per annum as being an objective assessment of the full need for market and affordable housing over the period 2013 to 2033. Part 1 of the Local Plan has translated this need, so far as the Elstead and Weyburn NP area is concerned, into a requirement for the NP plan area to provide sites for a minimum of 150 new homes over the 2013 to 2032 period. Of this number, sites for 28 homes have already been allocated in the period 2013 to 16, and a further 69 homes have been allocated since then following a planning application to develop most of the former Weyburn Works site for housing. This means that the NP will need to find sites for a minimum of a further 59 homes over the plan period. This rate of growth (4.6 homes per annum) would be lower to the annual rate of growth (7.4 per annum) over the preceding half century.

2.20 According to the 2011 census, there were 2,557 people living in 1,085 households (average household size of 2.35) in Elstead Parish (the part of the NP plan area in Peper Harow Parish includes only 2 households, so all the following figures relate to Elstead Parish only). Between 2001 and 2011 the population grew by 100 from 2,457 people in 1,064 households. The preceding decade (1991-2001) showed only a small growth in population, from 2,436 to 2,457 (21 in all). By contrast, the population of Elstead in 1961 was 2,163 in 714 households. The population and number of households in Elstead therefore has shown a steady but sometimes erratic growth over the past half century (approx. 7.4 households per annum).

2.21 Persistent challenges are related to local housing choices: specifically a limited range of

available housing tenures, homes sizes and the number of genuinely affordable homes for young families and more mature households

2.22 From our evidence gathering work we conclude that there is a significant mismatch between the generations when it comes to size of homes needed, available housing stock and available budgets. This is particularly of concern to many younger people and young families that want to access the property ladder and indeed older households that might seek to downsize within their known local networks of family, friends and support.

2.23 In 2011, about 27% of Elstead's population (703) was aged 65 and older, about 7% above the average for Waverley Borough and 9% above national average. According to the 2011 Census data the working age population (67.7%, 1888, 18 to 74 years of age) is lower than the Waverley average, as is the proportion of young people aged 0-17 years old (just under 20%, 505). The age group of the 18 to 29 year olds (5.6%, 142) is significantly under represented in the local population.

2.24 In the Neighbourhood Planning Group's view this might be partly due to the lack of education, employment and transport opportunities but also due to the lack of truly affordable or/and smaller housing options, incl. properties available for rent.

2.25 75% (814 in total) of the housing stock is owner occupied. 15.1% (164) is rented from a social housing provider. 8.1% (88) is privately rented. Other forms of tenure such as 'Shared Ownership' or 'Social rented, other' are at the margins.

2.26 The average house price stands at £538,000 (July 2015) and is significantly above that for Milford (+35%), Witley (+15%) and Godalming (+13%). This average house price has further increased since.

Figure 6: Tenure, type of dwelling and number of bedrooms

Tenure		
Owned (including shared ownership)	814	75.0%
Social rented	164	15.1%
Private rented	88	8.1%

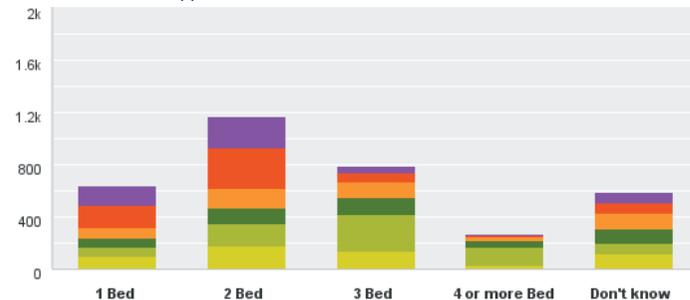
Dwelling type		
Detached	521	48.0%
Semi detached	329	30.3%
Terraced (including end terrace)	139	12.8%
Flat	68	6.3%
Households in non permanent accommodation (eg Caravans)	28	2.6%

Number of bedrooms		
One bedroom	98	9.0%
Two bedroom	257	23.7%
Three bedroom	402	37.1%
Four bedrooms	225	20.7%
Five or more bedrooms	103	9.5%

Source: Census 2011

Figure 7: Big Survey Q4: If new homes are to be built in the NP area which of the following do you think are needed? (tick all boxes that apply)

Answered: 534 Skipped: 23



2 and 3 bed homes are the most needed across a range of tenures

A significant need for 2 bed 'Starter Homes' and 3 bed privately owned is identified

- a) Social rented homes
- b) Privately owned homes
- c) Privately rented homes
- d) Shared ownership homes
- e) Starter homes
- f) Homes for retirement (incl. Bungalows)

2.27 Figure 6 shows that 48% of Elstead's homes are detached and 30.3% are semi-detached. The remainder are terraced, flats or non-permanent homes (caravans). From the Census 2011 we gather that 68% of all homes are occupied by 2 people or fewer, of which 27.6% are single person households. Of the 1085 households in Elstead in 2011 about 67% live in homes with three and more bedrooms (Figure 6). This highlights the anecdotally observed mismatch between housing stock and housing needs.

2.28 This is underpinned by the insights gathered as part of the 'Big Survey', 2016. Figure 7 shows that of the 534 respondents that answered question Q4 in the 'Big Survey' the large majority indicated that they believe 2 bed room homes for a mix of tenures and particularly for the retirees and starter homes are most needed.

2.29 Research on health and well-being of older adults published by Surrey-I states an increase of over the 65 year and 85 year old residents and related the changing demands on our health care and community facilities. It does highlight the need for more hospital beds, care facilities and the need to build homes and communities that suit the abilities and needs of elderly.

2.30 The Neighbourhood Planning team suggests in light of an average house price +£538k in Elstead there is not just a need for more homes, there is also a need for more homes that people can afford to buy or rent.

HC2 Homes & Community Facilities



Adobe Stock Image | ImaginePlaces

POLICY INTENT

- Development should include provision for sufficient number of starter homes and homes for older residents, accompanied by adequate and prioritised provision of homes for people with local connections.
- To ensure new homes contribute to a greater choice of property sizes, particularly in the 2 to 3 bedroom range and for a range of tenures.
- To provide guidance for alterations of the existing building stock to become more energy and water efficient while making a positive contribution to the character of the village and its setting.
- To explore some development of land to provide affordable homes for people with local connections in perpetuity.
- To support actively, promote and develop the communities local assets (community facilities, churches, clubs and pubs), so that they continue to enhance the community unity of our neighbourhood).
- To enhance the provision of community facilities for young people – ensuring that facilities across the plan area are of value and of benefit to our community.

KEY POLICY REFERENCES

- ✓ NPPF §50, §58, §59. (to be updated)
- ✓ Projected Household Growth 2013-33, GLH and JGC analysis of CLG data, 2015
- ✓ The Big Survey 2015/2016 and Follow-up Survey on Neighbourhood Plan Objectives

**POLICY HC2
HOUSING CHOICES**

Development for new dwellings or alterations and extensions to existing properties is supported where it increases the local supply of:

- a) smaller homes with up to 3 bedrooms which may include cottages, barnhouses, terraced homes and apartments for downsizing, more mature families, families and first time buyers. The expectation is that 100% of all homes in major development proposals consist of 3 or less bedrooms.
- b) financially more affordable homes including starter homes.
- c) development which specifically addresses the amenity needs of more mature households (55+) and elderly living alone by meeting Building Regulations Requirement Part M4 (Category 2) and Building Regulations Requirement Part M4 (Category 3).
- d) development meeting above Building Regulations Requirement energy efficiency standards such as ‘Passivhaus Standard’ keeping running costs affordable and the ecological footprint small.
- d) homes with 1 to 3 bedrooms that are larger than the current ‘Technical housing standards – nationally described space standard’.

02 ELSTEAD AND WEYBURN PLAN POLICIES

HOME & COMMUNITY FACILITIES

HC3 SETTLEMENT BOUNDARY

CONTEXT AND REASONED JUSTIFICATION

2.31 A total of 58% of the 515 people that responded to question 3 in the 'Big Survey' in 2015/2016 agreed or strongly agreed with the statement that 'There is demand for new homes within our Neighbourhood Plan (NP) area'. An additional 24% stated they are neutral and only 18% did not agree with this statement.

2.32 The availability of land for housing or other development in the NP area is highly constrained by a range of planning designations and restrictions. The village is surrounded on three sides by large areas of common land and on the fourth side by the flood plain of the River Wey. The commons are in the main owned and managed by public bodies.

2.33 Waverley Local Plan Part 1 has taken most parts of the village out of the Green Belt and detailed settlement boundaries are yet to be confirmed through this Neighbourhood Plan and in collaboration with Waverley Borough Council. The proposals for changes are outlined under Policy HC3 d. Para 126 of the Local Plan Part 1 Inspector's report states; "The sites will not necessarily all be released from the Green Belt; the intention is that more detailed site investigation work will be carried out through neighbourhood plans and in the preparatory work for Local Plan Part 2, with the neighbourhood plans potentially setting the settlement boundaries and Local Plan Part 2 establishing the detailed changes to the Green Belt boundary. This approach will provide the opportunity

for local consultation in firming up the sites and defining their precise boundaries."

2.34 Elstead Parish Council commissioned an independent Site Assessment Survey in 2017 via the firm Aecom. The report is published on the Parish's website and has informed the proposed changes to Elstead's settlement boundary.

Settlement Boundary

2.35 In simple terms, a 'settlement boundary', is the dividing line, or boundary between the built up area (the settlement) and the open countryside.

2.36 "A settlement boundary is a line that is drawn on a plan around a village, which reflects its built form, this is also known historically as a 'village envelope'. The settlement boundary is used as a policy tool reflecting the area where a set of plan policies are to be applied, this could include policies within your Neighbourhood Development Plan. The settlement boundary does not necessarily have to cover the full extent of the village nor be limited to its built form. In general, there is a presumption in favour of development within the settlement boundary. Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated with stricter planning policies. However, it should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to also, for example; the protection of the character of a settlement and Green Belt Designation." (Neighbourhood Planning Guidance Note 20, Guide to Settlement Boundaries, June 2015, Herefordshire Council)

2.37 There is no single established methodology for defining settlement boundaries and local planning authorities across the country have taken different

approaches to drawing settlement boundaries. However where a methodology has been used the criteria are generally similar from one local authority to another. These include:

- whether to draw a boundary around clusters of buildings close to (but separate from) the main settlement
- whether particular uses should be included / excluded from the boundary where they occur at the edge of a settlement

2.38 We have drawn on existing methodologies and sought to pull together a framework considered to be most appropriate within the context of the unprecedented lack of affordable housing, growth promoted by the local plan and the requirement to support sustainable patterns of development in a plan - led system. The decision to define a new settlement boundary has been taken by the Parish Council and Steering Group to give clarity and context to policies proposed in the Neighbourhood Plan, Local Plan Part 1 and in compliance with the National Planning Policy Framework and related guidance. Our criteria for deciding on changes to the settlement boundary are as follows:

2.39 Criteria for Elstead's Settlement Boundary changes:

- a) Where practical, the draft settlement boundaries follow clearly defined physical features in order to define the built area of the settlement (walls, fences, hedgerows, roads and water courses)
- b) Built and extant planning permissions for areas which are physically/functionally related to the settlement
- c) Including site areas identified in the Local Plan which are physically/functionally related to the settlement
- d) Consider the arable land and soil quality, landscape and biodiversity impacts, local employment and historic use of lands which are physically/functionally related to the settlement and

the scope of the land supporting rural regeneration.

e) Ability of the identified land to support sustainable patterns of development.

e) Ability of the identified land to support sustainable patterns of development as part of a plan-led approach to planning and in favour of sustainable development.

f) Ability to deliver major components of the vision and objectives of the Neighbourhood Plan by 2034 and beyond.

2.40 The neighbourhood plan will however not allocate sites or propose significant changes to the Green Belt. Instead, this Neighbourhood Plan provides policies and design rules for new development as and when it comes forward. Under the new NPPF Neighbourhood Plans can also make small changes to the Green Belt boundary and give planning permission in the Green Belt subject to a local referendum and via a Neighbourhood Development Order. (Para 2.44)

2.41 The two smaller areas promoted by Waverley Borough Council 's Local Plan Part 1 are in the Neighbourhood Plan Steering Group's view not capable of accommodating the needed minimum number of 60+ homes over the plan period. They also do not support a great deal in supporting sustainable patterns of development including providing the smaller homes for our aging population and young families in walking distance to local amenities. Sunray Farm (Site 1), the larger site, is lying mostly lower than the 60m contour line, a defining line for the settlement structure of the village, and has a natural defensible boundary made up of mature trees, shrubs and a significant level drop to the east. It is also previously developed land with consented change of use from Sui Generis to D2 (equestrian use).

“To the west of the site are situated residential properties. There is a mature line of vegetation situated on the western boundary. The site sits in a slight valley which limits wider views in from the north, east and south.” Officer Report, Sunray Farm, WA/2012/1915

Facility/Service	Site	Sunray Farm	4 Trees	Croft 2
St James' School		120	1500	1480
Village Hall/Rainbows Pre-School/ Youth Centre		180	1140	1120
Spar Store/Post Office		440	880	860
Doctors' Surgery		520	640	620
Thursley Rd Rec/Main Sports Pavilion/ Peter Pan Pre-School		600	1940	1920
Dentist		500	780	760
Pharmacy		800	480	460
Little Barn Cafe		260	1100	1080
British Legion Club		270	1110	1090
St James' Church		260	1300	1280
URC Church and Hall		720	560	540
Woolpack PH		540	760	740
Golden Fleece PH		560	920	900
Mill PH		880	1240	1220
Burford Lodge Rec /Tennis Club		1260	660	640
Pangs Lodge Restaurant (Currently Closed)		130	1490	1470
Nearest Bus Stop		200	360	340

Notes

1 The figures show the distances in metres between the service/facility and the nearest pedestrian access point to each of the 3 sites.

2 The figures are rounded to the nearest 10 metres.

3 The distances are calculated on the basis of the shortest pedestrian route. But where the distance is more than 800m (half mile), the distance reflects the shortest route by vehicle.

2.42 The proposed changes to the settlement boundary are shown overleaf and in the Key Proposal Map.

2.43 The whole of Elstead is located within the Surrey Hills AONB, and also within the Wealden Heath SPA 5 km buffer zone. A third of the area is designated as SSSI and much of the remainder is within the 400m SPA zone of influence (ie land outside the SPA but within 400m from its boundary). In total, the land within the SPA and the 400m zone comprise over half of the Neighbourhood Plan area. (See map in the Appendix)

2.44 The New National Planning Policy Framework 2018 (§145 f.) has identified development brought forward in the Green Belt under a Neighbourhood Development Order and if it satisfies the criteria of 'openness' and does not require an Environmental Impact Assessment (EIA) as not inappropriate. The Parish Council is considering bringing land forward with this new tool which is not available to the Local Authority.

Neighbourhood Development Orders
“Neighbourhood planning can also be used to permit development in an area without the need for planning applications. These are called “neighbourhood development orders.” A neighbourhood development order can grant planning permission for major development schemes, new houses, a new shop or pub, or permit extensions of a certain size or scale across the whole neighbourhood area. As with a NDP it must pass an independent inspection and it must also gain the approval of a majority of voters of the neighbourhood in a referendum before it can come into force.”

(House of Commons Library, Briefing Papers, No 05838, July 2016, Louise Smith)

POLICY INTENT

- A development should include provision for sufficient number of starter homes and homes for older residents, accompanied by adequate and prioritised provision of homes for people with local connections.
- To ensure new homes contribute to a greater choice of property sizes, particularly in the 2 to 3 bedroom range and for a range of tenures.
- Proposals are expected to demonstrate that buildings sit in a well-designed landscape. This includes elements such as car parking, waste management, street lighting, telecommunications and other such utilities, all designed to make a positive contribution to the rural character of our village.
- To provide guidance for alterations of the existing building stock to become more energy and water efficient while making a positive contribution to the character of the village and its setting.
- To explore some development of land to provide affordable homes for people with local connections in perpetuity.
- To enhance the provision of community facilities for young people – ensuring that facilities across the plan area are of value and of benefit to our community.

KEY POLICY REFERENCES

- ✓ Waverley Borough Council, Local Plan Part 1
- ✓ Waverley Borough Council, Strategic Housing Market Assessment (SHMA), 2015
- ✓ Neighbourhood Plan Site Assessments 2017, prepared by Aecom on behalf of Elstead Parish Council and funded by Locality
- ✓ Elstead Site Design Workshops 2017, Debriefing Presentation, prepared by independent facilitator ImaginePlaces on behalf of Elstead Parish Council and funded by Locality

POLICY HC3 SETTLEMENT BOUNDARY

HC3 Meeting rural housing need in the right places

In principle the following approach and priorities for the development of land is supported:

- a. A preference for reuse of brownfield and previously developed land located in walking distance to village amenities and within the revised settlement boundary of the village. A revised settlement boundary for Elstead Village is outlined in Map HC3.**
- b. Development proposals on the land at ‘Sunray Farm, Westhill’ (1) and ‘Land to the rear of The Croft (The Croft 2)’ (2) are supported. This support is subject to the forthcoming proposals demonstrating adherence to the design guidance provided including layout, densities and building typologies which are presented overleaf.**
- c. Delivery of development and associated infrastructures via the route of a Neighbourhood Development Order is supported in case settlement boundary changes for sites 1 and 2 cannot be delivered through the plan-making process.**

Sunray Farm, West Hill (DESIGN GUIDANCE HC3.D)



Figure 9a:

ZOOM IN... INITIAL UNDERSTANDING OF CONSTRAINTS & OPPORTUNITIES, JULY 2017

Initial understanding of Key Site Constraints / Opportunities | July 2017

- Green Belt / Wealden Heaths II Special Protection Area 5 Km zone/ Wealden Heaths I Special Protection Area 1 Km zone/ Wealden Heaths I Special Area of Conservation 2km zone
- Well defined edge, open site, gently sloping
- Brownfield site, previously developed land

Concept Plan, July 2017

Building heights: Mostly between 2.5 to 1.5, reduced to 1 with pitched roofs closer to the rural edge of the site.

Mix of uses: Residential homes with flexible layouts and a range of sizes accommodated in farm house and simple barn building typologies, capable of adoption, internal variations for instance through mezzanine floors and lofts.

Development quantum: 45 to 55 homes across a range of sizes and types + about 600m2 of employment uses.

Allotments and a small public space around the existing birch tree (to be retained)

Rural Character: The Sunray Farm design concept seeks its identity from its recent farming and equestrian use and future role as rural edge to the village on the foot of a gentle ridge (Spring Hill). The building typologies are envisaged to have a distinct rural character with farmhouse and barnhouses clustered around open yards. This agricultural identity is supported through simplicity in building form and typologies (farmhouses, barnhouses, cottages), used material palette and setting of informal cottage and productive gardens incl. allotments. Access streets and farmyards are distinctly informal, natural and traditional in choice of materials.

Access, streets and courtyards: The main vehicular access to the farm is from West Hill. Pedestrian, cycle and emergency vehicle access only is in the concept plan provided via the opened up West Close car park (in public ownership), visitor parking is provided near the old poultry barn and along the street connecting the three farmyards. It is envisaged that all spaces are at grade/ level/ no kerbs. Semi-permeable tarmac and pavers intersected with cobble stone pavers are used for the 'main' access to the farmyards and the old poultry barn.

Sunray Farm, West Hill (DESIGN GUIDANCE HC3.D)

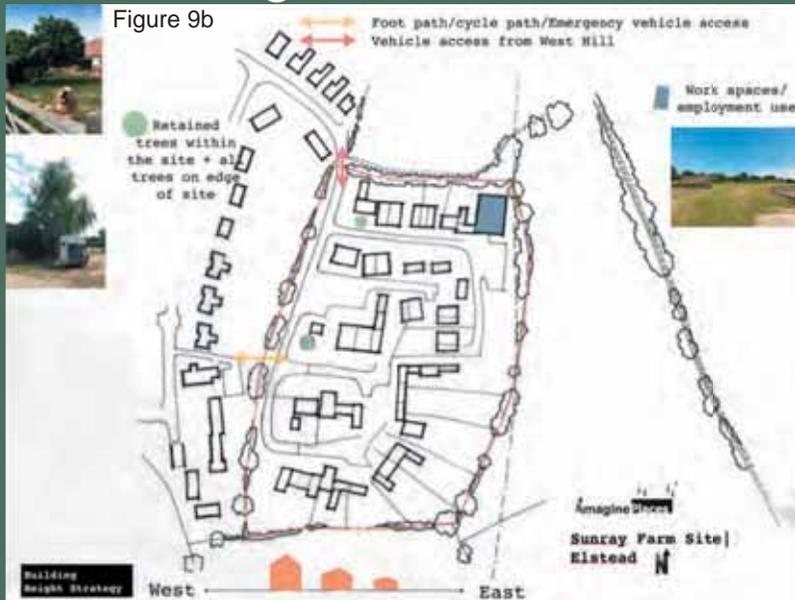


Figure 9b



Figure 10: Sunray Farm concept plan seen from the north

Source: Elstead Site Design Workshops 2017, Debriefing Presentation, prepared by independent facilitator ImaginePlaces on behalf of Elstead Parish Council and funded by Locality/DCLG

Photo by ImaginePlaces

They are followed by semi-permeable, resin-bonded gravel and loose gravel for the yards leading to private informal cottage and kitchen gardens (productive). Parking for cars & bicycles is arranged in the farmyards, integrated into the gardens and some properties have car ports. The principle here is to increase the rural character of the streets and landscape the closer one walks to the edge and aligned with the number of users (from more public spaces/streets to more privacy)

Landscape and small public space around birch tree: The rural character of the Sunray Farm concept plan strengthened by loosely arranged open courtyards and cottages, productive gardens and areas with allotments. Sandy and dry soil conditions lend themselves to a principle landscape approach that celebrates local heath species requiring minimal maintenance. This is particularly found in the zone closer to the open countryside. The existing fig tree near the current 1970's farmhouse, and the birch tree, located near one of the existing barns, are to be retained as well as all other trees and hedges framing the site. A small public space is provided around the birch tree and near the proposed pedestrian path to West Hill Close, the school, church, youth club and village hall centre. The trees and hedges around the site form in the west, north and south the defensible boundary to the open countryside.

Sustainability and productive uses: The orientation of the buildings and pitched roofs provide opportunities to utilise solar power. The open development allows for ground source pumps (<http://www.energysavingtrust.org.uk/renewable-energy/heat/ground-source-heat-pumps>), grey water harvesting facilities (https://cms.esi.info/Media/productImages/26609_1313482057099_PF.jpg) and rain water harvesting with water barrel butts.



Figure 11 SUNRAY FARM CONCEPT PLAN SEEN FROM ABOVE

Land to the rear of The Croft (The Croft 2)

Figure 12a



Initial Understanding of Key Site Constraints / Opportunities | July 2017

- Green Belt/ Surrey Hills Area of Outstanding Natural Beauty / Wealden Heaths II Special Protection Area 5 Km zone / Wealden Heaths I Special Area of Conservation 2km zone
- former Nursery
- Access and parking in Croft 1 area
- Mature trees
- Flooding and drainage

Concept Plan, July 2017

Building heights: Between mostly 2.5 and a few 1.5 storey buildings.

Mix of uses: Residential homes with flexible layouts and a range of sizes, terraced and semi detached.

Development quantum: 28 to 32 homes across a range of sizes and types and depending on further testing and resolution of anticipated car parking and queuing issues in the existing Croft 1 development.

Allotment area of about 200m², public green space of about 200m² as well as rainwater run-off pond (to be designed in size appropriate for the needs of the new homes).

Character: The Croft 2 design concept builds its identity from the existing Croft 1 neighbourhood. The building typologies are envisaged to be of similar character arranged along a public space with allotments, a small green, streets are designed as shared spaces with no kerbs and a run-off rainwater pond /garden is part of an approach to a more Sustainable (Urban) Drainage System (SUDS) and reduced run-off. The former use of the land as nursery is referred to through the provision of allotments which will also nurture the neighbourhood feel, social interaction and local food production. The material palette for street is the same as applied in Croft 1.

Overall, Croft 2 is envisaged to be built with measures for grey water use, flood prevention, energy conservation and renewable energy use.

Land to the rear of The Croft (The Croft 2)



Figure 12b



Figure 13: Croft 2 concept plan seen from above

Source: Elstead Site Design Workshops 2017, Debriefing Presentation, prepared by independent facilitator ImaginePlaces on behalf of Elstead Parish Council and funded by Locality/DCLG



Figure 14 CROFT 2 CONCEPT PLAN | SEEN FROM THE SOUTH

Access, streets and courtyards: The main vehicular access in this Concept Plan is provided from a significantly improved route through the existing Croft Neighbourhood. If this could not be achieved other options could be explored. However, these have been met with great concern by local residents and are not considered desirable at this point in time and level of understanding of the issue. Parking for cars & bicycles is arranged through integrating them into the gardens, to the back of homes and some properties have car ports, cycle parking, small workspaces.

Landscape, allotments, rainwater pond and small Green: The character of the Croft 2 concept plan is by and large envisaged as very much aligned with the existing Croft neighbourhood allowing the old and the new to be understood as a small neighbourhood off Hookley Lane. Homes and front doors are orientated towards a central shared space with allotments, trees, a Green and rainwater run-off pond. The location of the existing play area, currently managed by the Parish Council could be reviewed as part of this development and redesigned/ relocated.

Sustainability and productive uses: The orientation of the buildings and pitched roofs provide opportunities to utilise solar power, grey water harvesting(https://cms.esi.info/Media/productImages/26609_1313482057099_PF.jpg) and rain water harvesting for instance with water barrel butts. A rainwater run-off pond/garden supports the the mitigation of development impacts on flooding and capacity of ditches.

02 ELSTEAD AND WEYBURN PLAN POLICIES
HOMES & COMMUNITY FACILITIES
 HC4 PUBLIC HOUSES

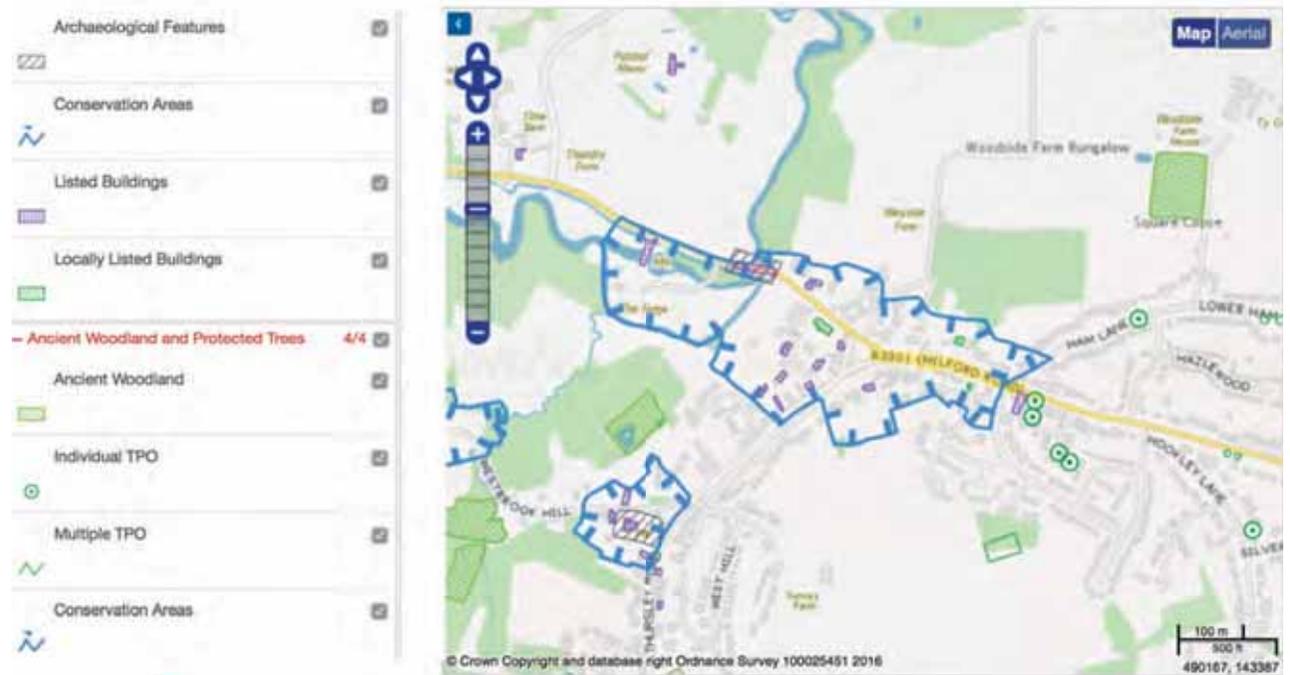
CONTEXT AND REASONED JUSTIFICATION

2.44 Waverley Borough Council has a “List of buildings of townscape, landmark or local historic merit” also called ‘Buildings of local merit’. On that list there are buildings and structures which do not meet current national standards for statutory listing but which, in the local authority’s view, are nonetheless worth conserving for their local architectural or historic interest.

2.45 Today, Elstead is home to about 50 Social & Sports organisations - roughly one per 50 residents which indicates the importance local residents place on being socially and physically active. Public Houses are key focal points of our social life in the village and as such they are important infrastructures, serve local needs and visitors as part of our nature based tourism and provide local jobs.

2.46 As illustrated in Figure 15 ‘Waverley Planning Maps’, in Elstead and Peper Harow there are a number of buildings and structures which are designated as Locally Listed ‘Buildings of local merit’. They include The Golden Fleece for instance but not The Woolpack Public House nor the Little Barn Café. The Neighbourhood Plan supports the protection of those important buildings and social places to meet in the village centre. In addition, the Neighbourhood Plan nominates all local public houses, The Royal British Legion and associated buildings and ancillary outdoor spaces as ‘Assets of Community Value’.

Figure 15: Waverley Planning Maps “Places and structures with level of planning policy protection”



Source: http://www.waverley.gov.uk/info/200352/planning_advice/1365/waverley_planning_maps

Asset of Community Value:

Local communities can ask the Local Authority to list certain assets as being of value to the community. Assets could include local shops, post offices, pubs or land. If an asset is listed and then comes up for sale, the new right will give communities that want it six months to put together a bid to buy it. This gives communities an increased chance to save much loved shops, pubs or other local facilities. Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of community value. To nominate an asset of community value, you need to represent at least 21 people who have a local connection to the asset.

POLICY INTENT

- To support actively, promote and develop the communities local assets (community facilities, churches, clubs and pubs), so that they continue to enhance the community unity of our neighbourhood).
- To enhance the provision of community facilities for young people – ensuring that facilities across the plan area are of value and of benefit to our community.
- To protect shops and workspaces from change of use which would result in a net loss of local employment opportunities.
- To encourage new business activities as a way of strengthening the life and vibrancy of our communities.

KEY POLICY REFERENCES

- ✓ NPPF ‘The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities’ (to be updated)
- ✓ NPPF §17, §58, § 9, Section 7, §135 (to be updated)
- ✓ Listed Buildings and Structures, Department for Culture, Media & Sport: <https://www.britishlistedbuildings.co.uk/england/elstead-waverley-surrey#.WVJdnBiZNs>
- ✓ Waverley Planning Maps: http://www.waverley.gov.uk/info/200352/planning_advice/1365/waverley_planning_maps

**POLICY HC4
PUBLIC HOUSES**

HC4.1 Public Houses

The Elstead and Weyburn Plan supports the retention of the following Public Houses with their internal floorspace and ancillary outdoor spaces, because of their social and economic benefits to the community. Specifically:

- a) **The Mill, Farnham Road (Grade 2 listed but not an Asset of Community Value)**
- b) **The Golden Fleece, Farnham Road (already Locally Listed but not an Asset of Community Value)**
- c) **The Woolpack, Milford Road (not Locally Listed nor an Asset of Community Value)**

HC4.2 Local List and ACV

- a. **The Elstead and Weyburn Plan nominates all not already Locally Listed Public Houses and ancillary outdoor spaces as ‘Buildings of Local Merit’. They are currently omitted from Waverley Borough Council’s list of ‘Buildings of townscape, landmark or local historic merit’.**
- b. **All Public Houses and the Little Barn Café are recommended for designation as ‘Asset of Community Value’ (ACV). They are marked on the Key Proposal Map)**



Figure 17: The Elstead Bridge, Grade I Listed
Photo by Dawn Davidsen



Figure 18: The Moat
Photo by Dawn Davidsen

02 ELSTEAD AND WEYBURN PLAN POLICIES

**ENVIRONMENT,
HERITAGE &
RECREATION****E1 DESIGN EXCELLENCE****CONTEXT AND REASONED JUSTIFICATION**

2.47 The Elstead Village Design Statement was adopted in 1995. This document describes the contemporary village and highlights the qualities of Elstead's best buildings and spaces. Residents place great value and have pride in Elstead's rural character and setting. This plan aims to ensure that high quality rural design is placed at the heart of future development and change in Elstead. This can only be achieved through a thorough understanding of the village's past and present and the very features which contribute to the protection and improvement of Elstead's rural character and setting.

2.48 The Elstead Village Design Statement has been adopted by Waverley Borough Council as a material consideration to be taken into account when determining development proposals. The guidance contained in the Village Design Statement has been revisited and where appropriate incorporated into this Neighbourhood Plan.

2.49 We provide an overview on key features and characteristics of Elstead's landscape and built environment as presented in the Village Design Statement, further supported by more recent evidence, pictures and mapping provided in the Appendix to this Neighbourhood Plan.

Character of the Natural and Built Environment**Settlement History**

2.50 Elstead village lies in the Surrey Hills Area of Outstanding Natural Beauty (AONB), south of the Hog's Back and north of Hindhead and mainly to the south of the River Wey between two crossing points which were bridged in mediaeval times. Elstead, originally called Helstede, was declared a Chapelry in the hundred of Farnham in 976 AD.

2.51 Surrey is the most densely treed/wooded county in England and Waverley, with 31% tree/woodland cover, is the most densely treed/wooded borough in the county. This is one of Waverley's richest environmental assets and warrants a policy in the Neighbourhood Plan to ensure that the extent of tree canopy cover will be maintained.

2.52 The first part of St. James's Church was built c. AD 1138 and there are domestic buildings in the village dating back to the 15th century which were based on agricultural holdings.

2.53 Their location suggests a linear spring-line village related to the two principal roads and to the location of fresh water springs and wells around Spring Hill and West Hill (also known as Bonfire Hill)

2.54 There was limited growth until the early 19th century and the pace of development appears to have quickened in its second half. It is during this period that many of the grander "gentry" houses appeared, probably reflecting the new wealth created during the industrial revolution. In common with most of Surrey, considerable development has taken place in this century, extending beyond the two principal roads to

spread along what were originally farm tracks. Some of these tracks remain as unadopted, unmetalled thoroughfares.

2.55 Unlike many villages in Surrey, Elstead is fortunate in having a range of retail and service premises. These are very important to the community and every effort should be made to encourage them to continue in being.

Landscape

2.56 The village is in the heart of the Metropolitan Green Belt (MGB), the Surrey Hills Area of Outstanding Natural Beauty (AONB), and the County designated Area of Great Landscape Value (AGLV). The character of the countryside surrounding Elstead has remained largely unchanged for many years and comprises a patchwork of woodland, farmland and open heath on either side of the flood meadows of the river Wey.

2.57 The overall impression is of woodland and fields, an essential character of the landscape that has been maintained. The extensive common land south of Elstead includes a central low-lying area of wet heath with bell heather, crossleaved heath and associated grasses, surrounded by drier heathland communities of heather and gorse.

2.58 On higher ground pine predominates. There are notable rarities to be found on this land. The great grey shrike, Dartford warbler and the hobby are regular avian visitors with regional sightings of osprey, Montague's harrier and even the very rare hoopoe. Bog asphodel and marsh orchids are found locally, and Pudmore pond and neighbouring patches of open water are renowned for their population of dragonflies. The Elstead, Royal, Ockley, Hankley, Guinea and Thursley Commons comprise a contiguous area of heathland which extends towards Milford, Tilford and Frensham. This

area, designated as a Site of Special Scientific Interest (SSSI), is also designated by English Nature as a “National Nature Reserve” and is thus of national significance in terms of nature conservation. The Surrey Wildlife Trust owns and manages the Thundry Meadows Nature Reserve - grant aided by English Nature.

2.59 Buildings are regularly framed by many mature trees in the settlement. However, only a few Tree Preservation Orders are in place and can be reviewed on-line at Waverley Planning Maps: http://www.waverley.gov.uk/info/200352/planning_advice/1365/waverley_planning_maps

Riverscape and Flood Risk

2.60 The River Wey passes through the village in a strip of Flood Zone 3 which is about 200+ metres wide. It passes under Elstead and Somerset Bridges both Scheduled Ancient Monuments and creating Flood Warning Areas at Elstead Mill and Weyburn Works.

2.61 Springs in the area of Springfield also cause problems in the eastern part of the village around Milford Road. High groundwater is the source of flooding in the western part of the village around Redhouse Lane.

2.62 The boundaries of the SPA (and of the military lands within it), Thundry Meadows SSSI, the Area of Special Conservation Importance are shown in the Constraints Map in the Appendix. Inadequate or poorly maintained ditches and land drains may have contributed to Elstead's flooding issues. The map in the Appendix shows the extend of Floodzone 2 and 3.

2.63 Fluvial flooding is frequently an issue on the River Wey floodplain. This includes areas located in the Environment Agency's flood zones 1 and 2, which renders them unsuitable for development

without extensive mitigation measures. The two bridges at either end of the village (by the Mill to the west and Somerset Bridge to the east) have become impassable to traffic for several days on at least 3 occasions over the last 10 years, due to river flooding.

2.64 Surface water flooding, following periods of heavy rainfall, is a persistent problem, particularly within the settlement area. This appears to have been exacerbated in recent years as a result of the lack of maintenance of minor waterways and ditches (both private and public).

2.65 A detailed report prepared by John Mathisen (local resident, Parish Councillor) in 2016/2017 highlights the links between river and groundwater flooding and the need to consider flooding issues and maintenance matters more comprehensively. The report can be accessed via the Parish Council's website.

2.66 Mathisen also reviewed the 149 responses received as part of the Big Survey 2015/2016. A summary is provided in the following:

Flood Reporting in the Big Survey 2015/2016:

- Of 557 surveys, 149 (27%) reported Yes to flood or drainage problems.
- Of this 149, 56 (38%) had streams or culverts on their property. Another 40 reported streams or culverts but did not report any flooding problems.
- Of the 149, only 139 reported their Street address, sufficient though to indicate the trouble spots.

(Full report provided on Parish Council website)

- The East end of the village was worst with 18 Hookley Lane residents reporting flood issues, Silver Birches Way 4, The Croft 1, Springfield had 10, Orchard Close 5, Milford Road 15, Burford Lea 6, Ham Lane 2 and Lower Ham Lane 4 – a total of 65.
- At the west end Thursley Road had 17, nearby Red House Lane had 14, Beacon View Road 10 and Peat Common another 4, West Hill 5 and Westbrook Hill 4 – a total of 54.
- The remaining 20 were scattered around – some outside the village and 4 on Farnham Road, 2 on the Green, 1 Hope Street, 1 Back Lane.

Streets, footpaths and public spaces

2.67 Much of the rural character of the village is shaped by minor streets, lanes and byways, and irregular spaces and areas of informal verges. The informality of spaces and often natural and 'low engineered' street design features are significant in building up the rural verdant character. Elstead has a substantial network of informal footpaths and bridleways which allow access to the commons and country side.