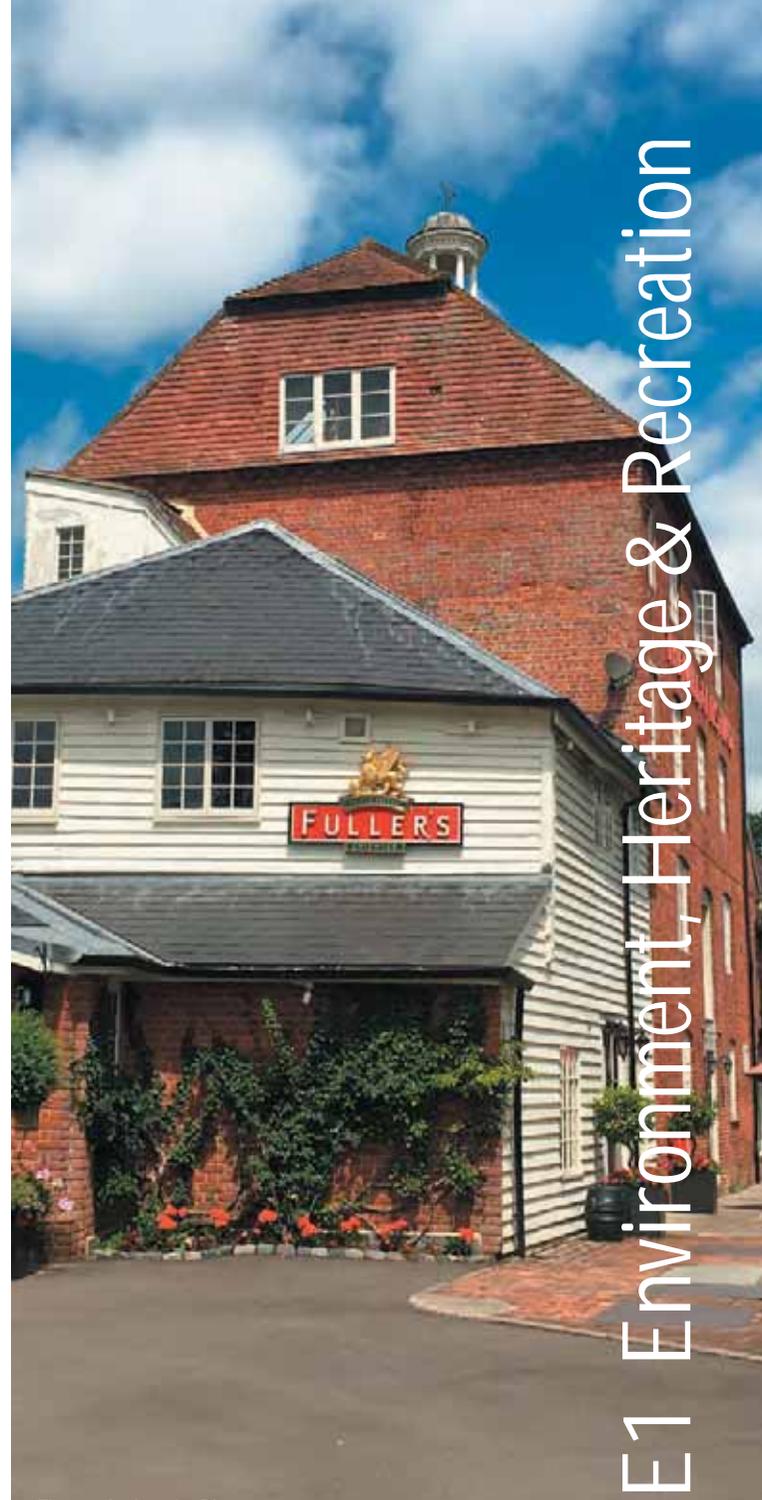


E1 Environment, Heritage & Recreation





OR



E1 Environment, Heritage & Recreation

Figures by ImaginePlaces

Settlement Structure

2.68 The Elstead settlement area nestles in a long but narrow band of land between the River Wey to the west and north and the higher land of Bonfire Hill/ West Hill and Spring Hill to the east and south. The built-up area never rises above the 60m contour line, a defining line for the settlement structure. The built-up area is set within many mature trees and other vegetation and only occasionally punctuated by larger roofs and glimpses of roof gables. The sense of openness and connection to the countryside is strong. Bonfire Hill itself is an open area of grassland and high hedges. Although less than 25m high, it is a dominant and important structuring landscape element, close to the settlement area and accessed by two well-used public footpaths connecting the eastern, western and northern part of the village.

2.69 The original settlement appears to have developed between and around the two greens: the village green at the junction of the Farnham / Milford Road and Thursley Road, and the church green at the junction between Thursley Road and Westbrook Hill. Development of the settlement has taken place in the main on higher ground above the flood plain and on the lower slopes along Bonfire Hill/ West Hill and Spring Hill. These, although relatively low hills are an important landmark of the village and the open space with its footpaths is a valuable local amenity. When the village is viewed from the hills/ridge, it can be seen that development has taken place in a curve around the hillsides following the valleys and along the roads towards Milford and Thursley.

2.70 Buildings generally are widely spaced; most have generous plots and with a few exceptions, mainly shops, are set back from the principal streets. Density of development has risen since the last war, including some terraces and groups of attached buildings, but even so, space has usually been maintained in front of buildings. The impression created is of a well spaced settlement, its centre being defined informally by the village green itself rather than the grouping of buildings around it.

2.71 Unlike settlements in areas where a small range of local building material and styles created a coherent and very strong scene for local vernacular such as in the Cotswolds, in Elstead there is a great variety of building styles, materials and details.

Built Form

2.72 The buildings in the village are almost exclusively one or two storeys, a notable exception to this being Elstead Mill on the Farnham Road. Recent additions include local authority and estate development on former farm and nursery land. During the 1960's a number of single storey developments designed specifically for elderly people were built. Plot sizes are generally large and give an impression of openness and green spaces. In the last few years development in Elstead has been largely infilling and extensions or alterations to existing properties. Many of the larger gardens have been subdivided for new building plots thus closing some of the views out to the surrounding countryside.

Plot Boundaries

2.73 Ironstone and sandstone have been used to form the front boundaries of properties in the older areas of the village along the Milford Road stretching from Elstead Bridge to Hookley Lane on the north side, and Elstead Bridge to the United Reformed Church on the south side. Traces of a wall can be found from the village green up to the parish church. Relatively few properties are gated and most gates are left open, creating a "welcoming" and open visual impression.

2.74 Away from the original area of the village traditional hedging is found. As in the rest of rural Surrey this largely consists of hawthorn, holly, laurel, hazel and beech. In recent times these have been supplanted by the dark green uniformity of Leyland Cypress. The widespread use of hedges, some clipped, some natural, gives rise to the partially hidden feeling of properties and views in the village.

There are also examples of brickwork and timber fencing. Traditional mixed hedging of hawthorn, hazel, holly and beech may be slower growing but are more suitable and more attractive than cypress. Definition of front gardens is important and open plan development is not generally a feature of Elstead. Relatively few properties in Elstead have gates and many of those properties with gates are left open. This is characteristic of the village and gives it a very 'welcoming' and 'open' character.

Walls

2.75 Walls range from timber frame construction with infill panels of stone, facing brick or painted brickwork; some panels are rendered and painted. Other walls are load bearing brick and a variety of stonework including some local ironstone, with quoins frequently in brick. There are a few rendered and painted walls and a small amount of weatherboarding. Facing bricks are usually multi-coloured red/brown; cream brickwork is not natural to older buildings except occasionally in association with stonework. Tile hanging to upper storeys is a common feature employing both rectangular and decoratively shaped plain tiles.

Roofs

2.76 Generally roofs are finished with plain or interlocking tiles, and some are slated. There is a variety of gables, halfgables and hips, the pitches varying with the materials. Eaves can be either open with exposed rafter ends, or closed, using soffits and fascias. A few gables have decorative bargeboards. Dormer windows in various styles are a feature.

Dormer Windows and Chimneys

2.77 In the older houses of Elstead some have casements fitted with leaded lights. There are also examples of Georgian and Victorian sashes. Casement windows are most common in 20th century buildings. Most windows in older buildings are painted, but in recent buildings protective

stain finishes are also found. Window types, their glazing patterns and types of finish, together with the treatment of the head of window openings and window-cills are an essential part of the character of a building. An array of types, heights and detailed chimneys punctuate the roofscape and form an important part of the village character of Elstead.

Doors and Porches

2.78 The older domestic buildings usually have doors and porches typical of the period in which they were constructed, with doors ranging from the braced and battened types in early dwellings to the panelled and part glazed doors of 18th century Victorian and Edwardian houses. There is a very wide variety of doors to more modern houses, particularly those built during last century, ranging from fully glazed to solid flush doors, and many designs imitating to a greater or lesser extent traditional forms.

2.79 Porches on older buildings vary in character both in materials and formality, reflecting the style of the buildings which they serve. The variety has widened on buildings constructed in the last century with the advent of non-traditional materials such as glass reinforced plastic.

New Rural Edges to the Open Countryside

2.80 As stated in Policy HC3 major development is directed towards the edge of the village within the new settlement boundary. A Neighbourhood Development Order might be a route which could provide further site specific detail going beyond the policies covered in this plan. The diagrams on page 47 illustrate the principles that shall be applied in major development schemes when designing and building the new rural edges of the settlement forming then the boundary to the open countryside.

POLICY INTENT

- 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.
- 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.
- 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.
- To protect views of and from Bonfire Hill, a local high point, which strongly defines the spring-line shape of Elstead.
- To enhance and protect landscape elements such as hedges and other living structures increasing positive contributions to wildlife, biodiversity and place identity.

KEY POLICY REFERENCES

- ✓ Village Design Statement 1995
- ✓ Surrey Hills Building Design Guidance <http://www.surreyhills.org/board/building-design-guidance>
- ✓ Evidence carried out by Environment, Heritage, Design & Recreation Working group, draft report summary' 9/04/2015
- ✓ BS 5837:2012 Trees in relation to design, demolition and construction
- ✓ Briefing by Environment & Heritage Working Group presented at 6 July 2015 (link)
- ✓ Comments provided by attendees during the workshop element of the public meeting on the 6 July 2015
- ✓ Waverley Borough Council, Residential Extensions, Supplementary Planning Document, Adopted October 2010
- ✓ NPPF and Guidance on Design, Green Belt, Historic Environment
- ✓ Planning Responsible Retrofit of Traditional Buildings, STBA, 2015
- ✓ Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historic and traditionally constructed buildings.

POLICY E1 DESIGN EXCELLENCE: DESIGN CODES for INFILL, EXTENSIONS AND ALTERATIONS

E1.1 Strong Sense of Place

All development shall demonstrate “Excellence in design, especially design that will help establish a strong sense of place and create attractive and comfortable places to live, work and visit.” (NPPF)

a. Development is expected to complement and respond positively to the local village and landscape character, and all subsequent development should meet as a minimum Waverley’s Design Standards and specifications for new council housing, Residential Extensions (and any successor document).

b. More specifically, applicants shall demonstrate clearly and succinctly how proposed developments respect and enhance Elstead’s rural character and landscape setting with regard to the specific characteristics described in the Village Design Statement, in this Elstead and Weyburn Neighbourhood Plan, conservation area statements and own site and landscape context analysis. Applicants are expected to detail this through to scale illustrations showing height, mass, bulk and appearance including building material choices and finishes of the proposed development in its landscape, topographical and street scene context. Innovative contemporary design will be acceptable provided that it demonstrably contributes to the existing character and amenity of the surrounding area.

Recommendation: Historic England’s Good Practice Guidance documents ‘Planning Responsible Retrofit of Traditional Buildings,

STBA 2015’ and ‘Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historic and traditionally constructed buildings’ and future technical updates of the documents, should be a key source in guiding proposals and practical works related to alterations of existing local buildings.

E1.2 Enhancing Local Character

Development that fails to take the opportunities available for enhancing the local character and built environment quality of the area and the way it functions will not be supported. Development proposals must demonstrate this in the design of buildings and spaces which follow the principles of simplicity, proportion, restrained palette of materials, refinement and quality of materials and by studying and embracing the site specific natural and built characteristics unique to the site context. A central part of achieving excellence in design is responding positively to and integrating with the landscape setting as well as the built environment through:

a. using good quality materials that complement the existing palette of materials used within the Elstead area; and

b. avoiding uniformity in style in larger developments; and

c. responding positively to the prevailing local roofscape and respecting sightlines and privacy of neighbouring properties; and

d. planting commonly found trees, shrubs, hedges and other plants with positive contributions to local wildlife, biodiversity and local area and wherever possible in keeping with the existing patterns in streetscape, front and back gardens and plot boundaries; and

e. ensuring safe access for pedestrians, cyclists, riders, rambles and motorists; and

f. providing adequate parking for car and bicycle use and visitors where appropriate; and

g. providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact; and

h. innovative design that reduces energy and water usage in the construction and operational phase; and

i. promoting high quality spaces with high levels of daylight and utilising passive winter solar gain; and

j. adopting the principles of sustainable urban drainage, and

k. ensuring connection of development to reliable super-fast high speed broadband is provided and secured.

E1.3 Prevailing Character and Patterns

Development is required to demonstrate its positive contribution to the prevailing pattern in density, footprint, separation, scale and bulk of the buildings to the density, footprint, separation, scale and bulk of buildings in the surrounding area generally and of neighbouring properties in particular, unless it can be demonstrated that the proposed development would not harm local character. All new development shall respect:

a. established building lines and arrangements of front gardens, walls, railings or hedges, where such features are important to the character and appearance of the area; and

b. established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street, and

c. the separation between buildings, and between buildings and the site boundaries, in relation to likely impact on the privacy and amenity of neighbouring properties.

E1.4 Energy and Water Efficiency

Permission for development concerned with extensions to and alterations of buildings are strongly encouraged and supported in introducing energy and water efficiency measures leading to sustainable drainage solutions and the reduction of run-off water. These measures are to make a positive contribution to the rural character of the village.

E1.5 Conversions and Subdivisions

Permission for development concerned with conversion and subdivision of residential properties, with or without associated extensions, requires particular care. Access to, and subdivision of sites must be designed so as to preserve features such as trees, boundary walls, hedges and open spaces or replace them so as to match or enhance in style and volume of canopy what has been lost. Boundaries between individual plots, particularly when readily visible from outside a site, must be defined in a way that retains and enhances the character of the site and its setting.

E1.6 Trees, Biodiversity & Flood Risk

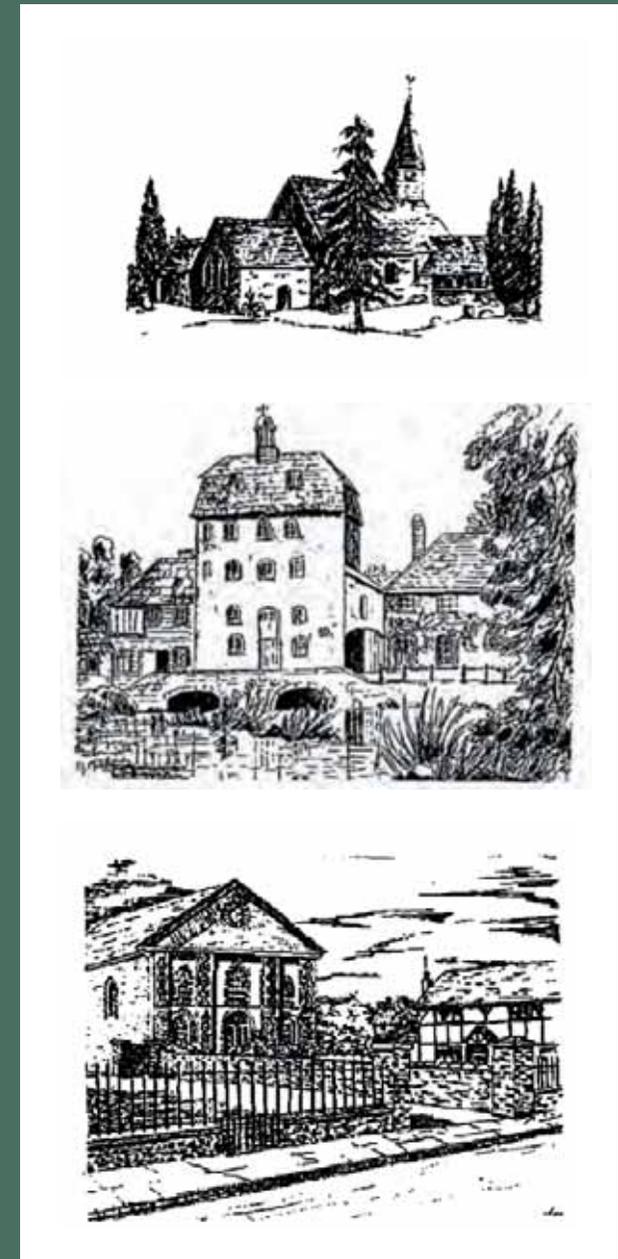
Development will be supported provided that:

- a) there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development; and
- b) adequate tree survey information is provided as part of the planning application (as of BS 5837:2012 Trees in relation to design, demolition and construction); and
- c) trees not to be retained as a result of the development are replaced at a ratio of at least 2:1; and
- d) additional new trees of an appropriate local species shall be planted at a minimum of:
 - i. 3 trees for each new dwelling for residential development; or
 - ii. 1 tree for each parking space or 1 tree per 50m² of gross floor area whichever is the greater for non-residential development
- e) Where it is not possible to secure new or replacement tree planting within the site, the trees should be planted at a suitable location outside the site and in consultation with the tree officer.

Recommendation:

The Elstead and Weyburn Plan supports an increase in the number of Tree Preservation Orders to enhance and protect the landscape character of the Elstead and Weyburn Plan Area with significant contributions to flood protection, biodiversity, landscape quality in an Area of Outstanding Natural Beauty.

Figure 19: Listed Buildings in Elstead from Village Design Statement



POLICY E2

DESIGN EXCELLENCE: DESIGN CODES for NEW RURAL EDGES FOR THE VILLAGE

a. Major Development proposals located at the edge of the village must demonstrate careful consideration of the spaces between the new buildings specifically boundaries and edges to the open countryside, neighbouring properties and streets and lanes they frame. Rural character and openness must be demonstrated in those interfaces between public, private and shared spaces. They must be addressed from the start of the design work and not as an afterthought. The integration and transition between the settlement area, open countryside and public / private spaces determines much of the rural character as does the informality of rural lanes, verges, front gardens and courtyards. Adherence to the following principles must be demonstrated and detailed through landscape and maintenance plans produced by a suitably experienced landscape architect at outline and detail planning application stage:

1. Informality and use of simple, natural, low level engineered and weathering materials.
2. Use of typical local planting often found in local cottage gardens, kitchen gardens, orchards, allotments and the open countryside. With increasing proximity to the open countryside boundary an increase in natural / wild flora is required. (refer to presented Type 1 sequence)

3. A simple palette of a few materials for street surfaces and structures in new public streets and lanes. A shared surface approach without kerbs supporting a step-free environment for wheelchair users is considered the default design approach to all new public streets and lanes. The concept of a 'play street' where pedestrians and children have priority over slow moving cars and other motorised vehicles is supported.

4. 'A rigorous approach to soft boundaries delivered through principally flush transitions between the semi-private, shared and public spaces and a restrained use of green hedges combined with less than 1.30m high see-through modestly proportioned black painted iron wrought fencing and /or picket timber fencing.

b. There are two principle rural edges to the open countryside which are to shape detailed design approached on specific sites. They are illustrated opposite (Figure 21):

Type 1: Backing onto countryside

A minimum of 30m between the settlement boundary / open countryside and back elevation of a building must be maintained. Narrow plan or single storey gable ended buildings are permitted closer to the settlement boundary.

Type 2: Front elevation onto countryside

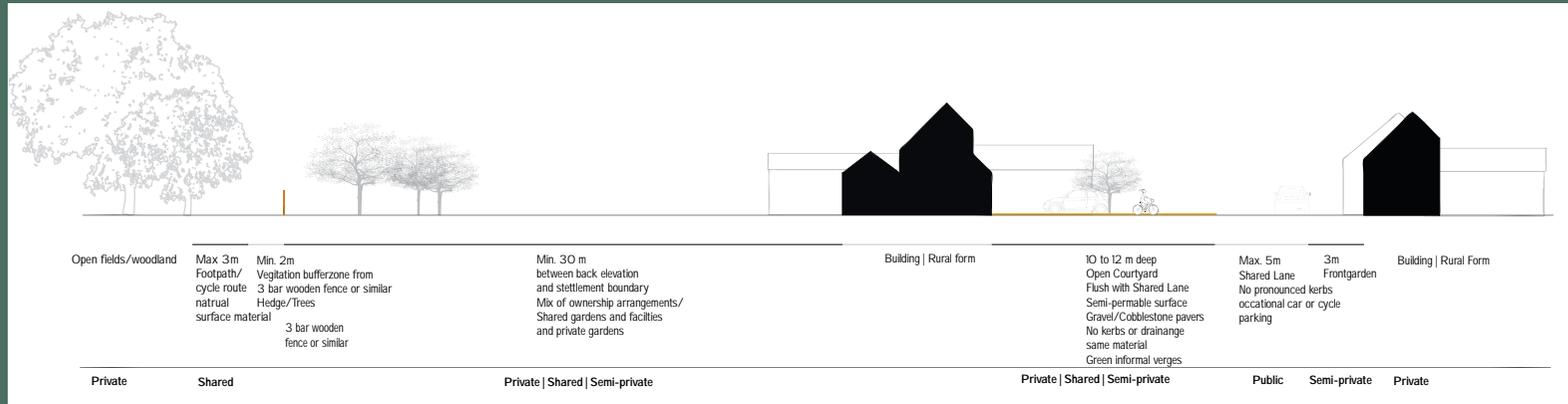
A minimum of 10m between the settlement boundary/open countryside and front elevations of gable ended buildings must be maintained. The design and choice of materials in the access lane must be informal (no tarmac, kerbs or street lights).

Figure 20:
Sunray Farm
concept plan
seen from the
north

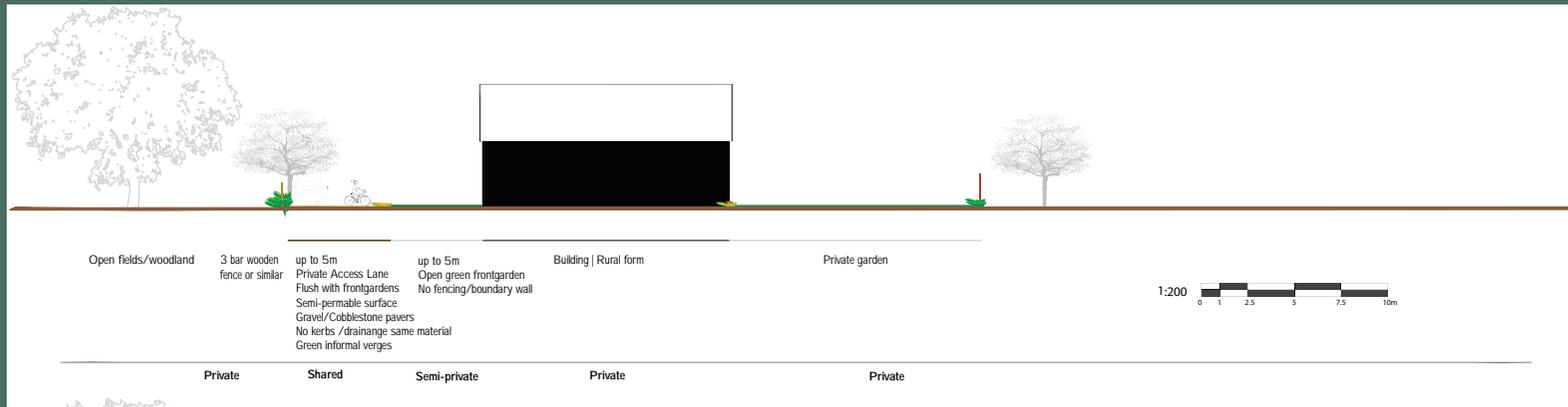


Figure 21: Type 1 and Type 2 rural edges to the open countryside for major development proposals

Type 1: Backing onto open countryside



Type 2: Front elevation onto open countryside



E2 Environment, Heritage & Recreation

Adobe Stock Images | ImaginePlaces





E2 Environment, Heritage & Recreation

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02 ELSTEAD AND WEYBURN PLAN POLICIES

ENVIRONMENT, HERITAGE & RECREATION

E3 to E7 RECREATIONAL AMENITIES

CONTEXT AND REASONED JUSTIFICATION

2.81 The NPPF makes provision for 'Local Green Space' designations. This will not be appropriate for most green areas or open spaces. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- where the green area concerned is local in character and is not an extensive tract of land.

2.82 Local Green Space designation is a way to provide special protection from development of green areas of particular importance to local communities. The Key Proposal Map, page 19, identifies open and recreational spaces and designates Bonfire Hill as a Local Green Space, recognising its importance to the community and its role in a healthy, more socially integrated and harmonious local community.

2.83 Overall and for its size, Elstead is reasonably well provided for in terms of recreational, leisure and community facilities. Elstead is home to about 50 Social & Sports organisations - roughly one per 50 residents. The village maintains an active social and cultural programme, catering for a wide range of interests and age-groups. Village organisations include cricket, football and tennis clubs (which all maintain well-supported junior sections), a badminton club, a dramatic society, Women's Institute, British Legion Club (which includes a bowls club dating back to before the 1939-45 war), garden club, scout groups and two churches. The Elstead Marathon, the Elstead Paper Boat Race and the Elstead Pancake Race are well-established and popular features of the annual social calendar which also help to raise funds for local charities and voluntary organisations.

2.84 The community facilities (excluding the school) are a village hall a youth centre, St James' Church Romm, the URC Room and the Elstead Pavilion. The village primary school, St James, is also available for community functions.

Village Hall and Youth Centre

2.85 The village hall and youth centre are both owned and maintained by a charitable trust, as is the Elstead Pavilion. Both charities rely essentially on income from fees and lettings to ensure their viability, although the Pavilion receives a substantial income from the Elstead Sports Bar which it accommodates. All three buildings provide essential social and recreational facilities for use by village organisations and are supported by the Parish Council as the need arises. Facilities at both churches are supported by their associated churches and are available for external hire. Help in Elstead is a voluntary organisation run by Elstead residents, providing transport and other basis assistance to those in the village who need practical help.

Schools

2.86 Primary level education in Elstead (ages 5-11) is available at St James Primary School, which is capable of taking in 30 pupils each year. Secondary and tertiary education is available only outside the village, principally in Milford (Rodborough School) and at Godalming College (for 6th formers). Both St James Primary School and Rodborough School have been over-subscribed resulting in children from Elstead not being granted their preferred educational establishment and having to travel to schools at a considerable distance from the village

Recreational Grounds & Allotments

2.87 The public sports facilities in the village consist of two recreation grounds, at Burford Lodge and Thursley Road. Both are owned and maintained by the Parish Council. The Burford Lodge ground covers about 3.2 ha and includes a full-size soccer pitch, three small (junior) soccer pitches, 5 floodlit hard tennis courts and a tennis clubhouse maintained by the Elstead Village Tennis Club. There is also a (now derelict) changing pavilion which previously served the football grounds and is now in urgent need of replacement. The children's play area at Burford Lodge has recently been significantly enlarged and updated in order to enable it to cater for a wider range of ages. The Thursley Road Recreation Ground, which covers about 2.25 ha acres, is about a mile and a half from the Burford Lodge ground. About three-quarters of the area is common land and the rest is public open space. It is an attractive setting, overlooked by village houses on each of its four sides. It is some 150 metres from the village primary school. It accommodates a full sized soccer pitch, two junior pitches, a well-maintained cricket square, practice facilities for cricket and soccer and a large fenced children's play area.

2.88 Adjacent to the Burford Lodge ground are the Elstead Allotments, which comprise 31 half-size allotments covering 0.75 ha. The allotments were provided by the Parish Council as temporary allotment land in 2009 in response to public demand. They are managed by the Elstead Village Allotments Association (EVAA), which pays a modest annual rent to the Council for the use of the land.

2.89 The EVAA is responsible for the maintenance of the allotments, including the fencing and for the allocation of plots, subject to the terms of a management agreement with the Parish Council. Beyond the allotments is an area of grazing land, described as the Burford Lodge Extension Land, covering some 2.5 ha. This is owned by the Council and is currently let on an annual grazing tenancy. Access to the land (from a gate off the Milford Road) is difficult and hazardous. The use of the Burford Lodge ground, the allotments and most of the extension land is subject to a covenant restricting the use to recreation or agriculture (which includes horticulture) and requiring that such use should not cause nuisance to the occupiers of neighbouring properties.

Figure 22: Bonfire Hill in Winter



Picture by Dawn Davidsen

2.90 The Parish Council maintains another much smaller play area in the Croft development off Hookley Lane. Waverley BC is responsible for a similar small site in Springfield. National standards for the provision of recreational and leisure facilities have been drawn up by the National Playing Fields Association and are used as a guide by local authorities in determining needs. The 6 acre standard states that for every 1000 residents, 6 acres of sport and recreation space should be provided. Of this 6 acres, 4 acres should be for sport, whilst 2 acres should be for children's recreation including 0.25 acres of equipped playground. On this basis, with a population of over 2500 (2011 census), Elstead should have 15 acres of recreation ground, 10 acres for sports and 5 acres for children's play, including 0.625 acres of equipped playground. Currently, Elstead has 11 acres of designated recreation ground and 0.50 acres of equipped play area.

Answered: 530 Skipped: 27

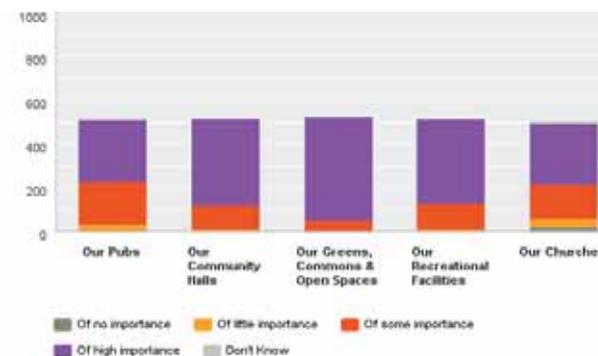


Figure 23: Big Survey Q15: What in your view are our most important/valued assets which should be further protected? Note: We can ask Waverley Borough Council to designate them as 'Assets of Community Value' and/or designate 'Local Green Spaces' in our Neighbourhood Plan if we can prove they are widely used

Bonfire Hill

2.91 The village of Elstead developed originally around the foot of a couple of low hills, West Hill (known locally as Bonfire Hill) at 225ft AOD [69m AOD] and the larger Spring Hill (named after the springs of water which emerge around its foot, rather than the season), to the south at 240ft AOD [73m AOD]. The built-up area never rises above the 60m contour line, a defining line for the settlement structure.

2.92 The church and the oldest houses in the village are concentrated along the spring-line, where porous sandstone meets denser clay, between the two greens: the Village Green, at the junction of Farnham/Milford Road, and Church Green, at the junction between Thursley Road and Westbrook Hill. Many of these properties had wells for fresh water. Some of these remain, others are now covered and sealed.

2.93 There are a number of more scattered older houses along the roads which surround both West Hill / Bonfire Hill and Spring Hill: Milford Road and Back Lane, which runs parallel to Milford Road, Hookley Lane, Thursley Road and Red House Lane. All these properties also follow the spring-line and many also had fresh-water wells.

2.94 Although both Bonfire Hill and Spring Hill are relatively low in height, they not only strongly define the historic shape of the village, they are an important visual feature within the village. The open space which they afford, with its network of footpaths, is an amenity that is valued highly by the community. Indeed, the results of the Big Survey carried out in 2015/2016, indicate that 90% of residents considered the Greens, Commons and Open Spaces within and around the village as of "High" importance and in the Follow-up Survey 2017, 75% of respondents considered it was important to protect the views of and from Bonfire Hill.

2.95 It can be clearly seen that buildings in the village follow a curve around Bonfire Hill and Spring Hill and the whole village nestles into the folds of the landscape and does not protrude into the wider landscape setting (see 7, 5, 6 overleaf).

2.96 There are a number of springs emerging from the spring-line around Spring Hill which feed into ditches which ultimately flow into the River Wey.

2.97 Buildings within the village, with the exception of the shops, are mainly set back from the principal streets, are generally widely spaced and most have generous plots. Some more recent developments are more dense, with smaller plot sizes. However these all respect the historic character and shape of Elstead.

2.98 The impression created is of a well-spaced and well cared-for settlement, its centre being defined informally by the Village Green, rather than the grouping of buildings around it.

2.99 From within the village, there are views through to Bonfire Hill and Spring Hill from a number of locations (see photographs 1 to 4, over). Whilst both hills are relatively low in height, their presence and importance within the village cannot be underestimated.

2.100 The set of photographs 1 to 3 over shows a sequence looking up through the Springfield Estate, starting outside the Doctors' Surgery and ending up at the bungalows at the head of the cul-de-sac. Spring Hill is clearly evident throughout the sequence. Photograph 4 shows Bonfire Hill from the beginning of the footpath that leads to the network of paths at the top of Bonfire Hill.

2.101 Finally, this photograph below, taken from the Upper Puttenham Common Car Park, shows that both Bonfire Hill and Spring Hill are visible within the wider landscape of the Surrey Hills Area of Natural Beauty. Any development on either Spring Hill or Bonfire Hill would clearly intrude into this wider landscape setting.

Figure 24: View from Upper Puttenham Common car park



Photograph taken on 8 April 2017 by Peter Hartley

Figure 25: Location, Approach to and Views from Bonfire Hill

All pictures by Peter Hartley, 2017



POLICY INTENT

- 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 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.
- 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, rural character and setting of the village.
- To protect views of and from Bonfire Hill, a local high point, which strongly defines the spring-line shape of Elstead.
- 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 ensure that public rights of way are retained and kept in good condition for recreational and other use.
- 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
- To connect the Village and Weyburn with the wider cycle route network.

KEY POLICY REFERENCES

- ✓ NPPF Principle 8, Promoting healthy communities, §69 'The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities' (to be updated)
- ✓ NPPF §77, Local Green Space Designation (to be updated)
- ✓ NPPF Principle 9, Protecting Green Belt Land Greenbelt, §81 (to be updated)
- ✓ NPPF Principle 4, Promoting sustainable transport, §30 (to be updated)
- ✓ Local Plan Policies (to be updated)

POLICY E3 to E7 RECREATIONAL AMENITIES

E3 Recreational Uses

The protection and enhancement of recreational amenities across the Plan Area is supported.

Specifically:

a. Development which might adversely affect the quantity, quality, public availability and function of land and facilities used for sports, culture, leisure and other recreational use will be resisted.

b. Development which is necessary for the modernisation and enhancement of public recreational amenities and for sustaining their long-term availability for public use and their financial viability will be supported provided always that such development would not significantly and adversely affect the character and openness of the land concerned.

c. The land to the east of the Burford Lodge Recreation Ground (known as the extension land, currently used for grazing) shall be made available as additional recreational land should the need arise.

Recommendation: And shall be retained in public ownership by the Parish Council.

d. Obtaining suitably located additional recreational land, should it become available, in order to meet expected future recreational and leisure requirements.

d. The allotment land at Burford Lodge (provided by the Parish Council as temporary allotment land) shall be retained for allotment use for as long as the demand exists locally within the parishes of Elstead and Peper Harow for allotment land, provided that the occupiers of the land continue to exercise their management responsibilities under the terms of their agreement with the Parish Council.

Recommendation: The Parish Council for its part will continue to provide financial support, through its own funds and from CIL (depending on availability), to assist with the modernisation and enhancement of existing public recreational and leisure facilities provided by the Parish Council itself and by voluntary groups.

E4 Assets of Community Value & Local Listing

a. The Land at Bonfire Hill, ie the elevated land between Westhill and Springfield is nominated as an Asset of Community Value and for Local Listing.

E5 Footpaths, Cycle & Bridleway Networks

Development that leads to and seeks to financially support collaboration, coordination and investment in the management of the publically accessible protected lands, local waterways, drainage infrastructure and the footpath and bridleway network is supported.

Recommendation: Elstead Parish Council, together with Peper Harow Parish must encourage regular meetings with landowners, commercial operators and statutory bodies reviewing the state of lands, waterways, drainage, footpath and parking and information provisions.

E6 Protection and Enhancement

a. Development on the following Open Spaces is not supported.

1. The two Village Greens in Elstead (the main green at the junction of the Milford Road and Thursley Road and the Church Green opposite St James' Church), (both areas leased and managed by EPC)
2. Thursley Road Recreation Ground (owned and managed by EPC)
3. Burford Lodge Recreation Ground, the adjoining allotment land and the adjacent grazing land (owned and managed by EPC)

b. Development which is adjacent to areas of open space should respect its setting and not be visually intrusive or overbearing.

c. Land at Bonfire Hill, ie the elevated land between Westhill and Springfield is designated as a 'Local Green Space'. The land, identified in the Key Proposal Map, is of exceptional landscape and community importance and traversed by two well-used footpaths connecting the two parts of the village.

Recommendation: This plan encourages the development of the land at Bonfire Hill as a community hill garden with the possibility of an adventure playground, small gathering space with seating and a beacon feature, celebrating the hills' history, on its highest point with far reaching views across the lower-lying land.

E7 Protecting the Views from and of Bonfire Hill

a. Development must demonstrate to have no unacceptable impact on the views from and of Bonfire Hill. Any development in view corridors must not impede the uninterrupted views from and of Bonfire Hill. These views are to be protected.

b. Proposals to provide for regular maintenance and protection of the footpaths crossing Bonfire Hill are supported.

02 ELSTEAD AND WEYBURN PLAN POLICIES

EMPLOYMENT & BUSINESS SUPPORT

LE1 to LE3 LOCAL EMPLOYMENT

CONTEXT AND REASONED JUSTIFICATION

2.102 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 be retained. The only larger significant employment site left in the area is Tanshire Business Park (office suites catering for upwards of 300 employees working in a number of small businesses).

2.103 Figures 26 and 27 summarise primary research carried out by the Neighbourhood Plan working group in 2015 which was aimed at establishing a better understanding of local employment opportunities. They indicates St James Primary School, the four pubs/restaurants, Bridge House (15, care home), Honeypot Antiques (10) and the Dentist (8) as being significant local employers. This in addition to Tanshire Business Park. The local research indicated that an astonishing number of over 50 businesses and organisations are based in Elstead. This is excludes the many self-employed people working in micro businesses.

2.104 According to the 2011 census, 1188 (67.7%) people living in the Elstead parish area were economically active. Of those, about 300 (27%) work in the village. As illustrated in Figure 26 this is reflected in the high proportion of those that stated being self-employed (287). They travel less than 2km (1.2 miles) to work.

2.105 The Big Survey asked 'Regardless of your main work location, do you regularly work from home?' (Q23) and 40% of the 435 that responded answered the question with 'yes' of which 23% (100) stated that they work six or more days a month from home. Poor internet down and up load speed together with poor mobile signals was sited as key challenge for local businesses.

2.106 Over recent years, the NP area has experienced a significant loss of business activity owing to the conversion of former employment land to housing. Over the past 20 years we have lost numerous key employment sites including two builders (Tracys and Elstead Builders), two vehicle repair yards (Mays Motors and Hillbrow), a plant nursery (the Croft) and a large manufacturing enterprise (Federal Mogul Engineering) which at its peak employed several hundred people. All of these sites have been or are scheduled to be developed for housing. The driving force for this change appears to be not so much the viability of the businesses concerned but the large premium which land for housing commands compared with the value of employment land. This suggests that in order to ensure the sustainability of local communities, planning policies need to provide additional protection for employment land and also to encourage the provision of additional local employment sites.

2.107 As stated earlier Elstead, in contrast with other rural villages, is fortunate in retaining a comprehensive range of retail and service premises. Even though these have reduced in number over recent years, they are important to the community and every effort should be made to sustain them, in the interests both of servicing the local community and retaining local employment.

2.108 Tourism, in particular day visitors who are attracted to the open and pleasant countryside in and around Elstead and the associated walking, riding and cycling opportunities which it provides, is an important aspect of the local economy. It helps to sustain the three pubs/restaurants and café and the several riding/livery establishments in the village. The downside is that on occasions the influx of visitors can lead to traffic and parking congestion around the village centre and near the village hall.

2.109 The big survey "Should we actively encourage more visitors to our NPlan area to support our businesses?" and 70% of the 435 respondees supported this. (See Figure 28)

2.110 The high degree of local business activity (the daytime employment population is estimated to be at 600+) combined with the identified patchy broadband speed and mobile phone coverage are challenges and barriers to an improved local business environment and indeed access to services and goods for residents.

2.111 The large number of micro businesses in the village, the expected increase of homeworking and the dispersed nature of the local facilities highlight the unexploited potential for local businesses to share resources and collaborate. The lack of a co-working /meeting and resource hub in walking distance has been identified. This facility could help support local business growth, better use of shared resources and generally improve business networking and entrepreneurial activity within the local business and service community.

Figure 28: Big Survey Q40: d) What are the approximate download and upload speeds? (Please use Speedtest.net by Ookla - The Global Broadband Speed Test for consistency)

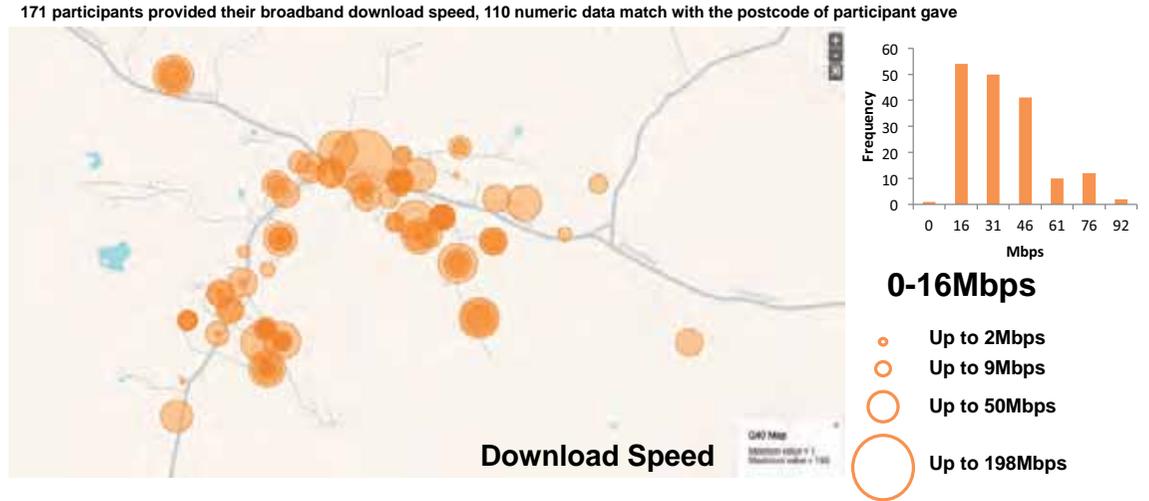


Figure 26: Economic Activity in the Parish of Elstead

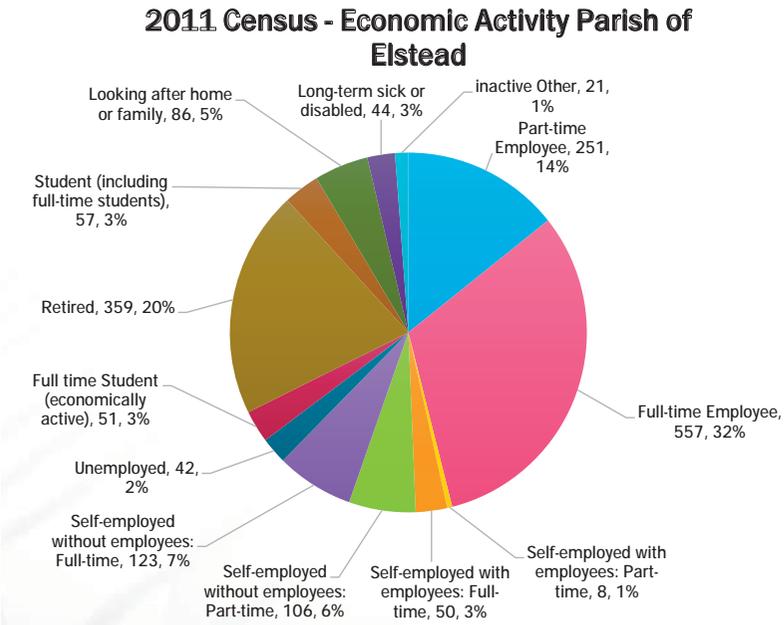
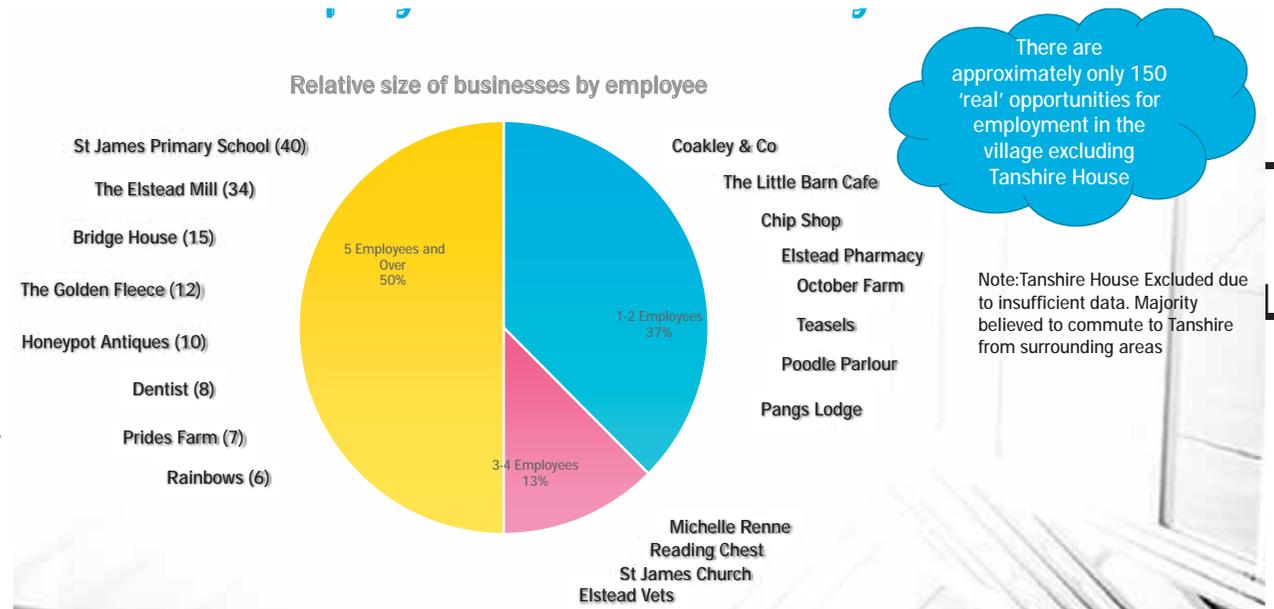


Figure 27: Local employers





Adobe Stock Images | ImaginePlaces

POLICY INTENT

- 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.
- To develop a local business / social / community / co-working hub with superfast broadband and facilities such as a café and nursery if feasible.
- To enable the revitalisation of the Weyburn site as a mixed-use employment site providing high quality employment and homes.
- 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).

KEY POLICY REFERENCES

- ✓ NNPF Principle 2 3. Supporting a prosperous rural economy, § 28
- ✓ NNPF Principle 8, Promoting healthy communities, §69 'The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities'
- ✓ NPPF Principle 2. Ensuring the vitality of town centres, §23
- ✓ NPPF Principle 5, Supporting high quality communications infrastructure §42
- ✓ To be updated.

POLICY LE1 to LE3

LOCAL EMPLOYMENT

LE1 RETENTION AND EXPANSION OF LOCAL EMPLOYMENT SPACE

Proposals to provide for retention and where possible expansion of floor space in local shops, cafés, restaurants, public houses, services, office and other local workspaces are strongly supported subject to the following criteria being met:

- a. the individual proposal will not generate unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties; and
- b. the particular proposal will not lead to unacceptable traffic congestion, and
- c. access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses.

LE 2 LOCAL COMMUNITY CO-WORKING SPACE

Proposals to provide for a local community co-working and business meeting space are strongly supported subject to following criteria:

- a. it is situated within walking or cycling distance to the village centre for local businesses owners and residents;
- b. it provides at least 10 desk working spaces, ad-hoc workspaces, a separate meeting room with all the necessary facilities for conducting business meetings, a reception;
- c. provides high speed broadband access;
- d. is accessible for wheelchair users;
- e. provides visitor car and cycle parking.

LE 3 WORKING FROM HOME

Development providing interior layouts supporting occupants in working from home are supported. Applications for home offices on garden land, subject to satisfactory compliance to all other relevant policies, are supported but will be considered on their individual merits and on a case by case basis. Where appropriate, planning permission will be made subject to conditions or legal agreement.

02 ELSTEAD AND WEYBURN PLAN POLICIES

Getting Around, Transport & Utilities

GA1 to GA7 GETTING AROUND, TRANSPORT & UTILITIES INFRASTRUCTURE

CONTEXT AND REASONED JUSTIFICATION

2.112 The Neighbourhood Plan Team believes a well maintained and attractive local walking and cycle network as well as efficient and modern bus services are a critical element of sustainably developing Elstead and Weyburn. The National Planning Policy Framework states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

Footpaths network: Outside the settlement

2.113 The Elstead and Weyburn Neighbourhood Plan area extends to 11,050 ha. The whole of the area apart from the settlement is situated in the Metropolitan Green Belt. Elstead village and the surrounding commons are well served by a network of public footpaths, bridleways and permissive routes. These are a popular visitor attraction, particularly those on or close to the national nature reserve. Many routes are in bad repair owing to lack of maintenance and in wet weather become difficult to negotiate. One route, the popular FP64 alongside the River Way, has been closed for over 2 years owing to river erosion and subsidence. The Parish Council, in co-operation with Surrey County Council and the MoD, has attempted over recent years to improve the surfaces of the key routes, but the costs are high and significant works are well beyond the limited resources currently available.

2.114 All of the commons, including the military areas, are open to the general public for 'air and exercise'. They are well frequented by local parishioners and by large numbers of visitors from further afield. The Ministry of Defence takes seriously its obligation to protect and enhance the nature conservation interest of its military training areas. It has also engaged with the local community to establish effective ways of managing access to these areas in the interests both of military training and of the public's right to air and exercise. Much of the land surrounding the settlement area, particularly the commons, is sandy dry lowland heath, where heather, gorse and other scrub are the dominant vegetation types. Within this lies an area of wet heath, dominated by coarse grasses. The River Wey flood plain, on the other hand, is dominated by wet, boggy meadows and areas of broadleaved and conifer woodland further to the north and west. Much of this land, particularly that to the west of the settlement area, is designated in the Local Plan as land of Special Conservation Importance (a local plan designation), while a further section north-west of the river (Thundry Meadows) is an SSSI and nature reserve owned and managed by Surrey Wildlife Trust.

Benches: Opportunities to rest

2.115 There are only a few places in the Village where public benches are provided for resting. This includes a bench on the Milford Road near the junction with Spring Hill, one around the Village Green Oak and one on the village side of the Elstead Bridge along Farnham Road.

Public Transport

2.116 Public transport in Elstead is limited to a weekday hourly bus service linking the village with Farnham, Godalming and Guildford (Saturday services are less frequent and there is no Sunday service). The service is generally slow and circuitous and terminates before returning

commuters can use it. Analysis of the connectivity between bus and train shows that, while it is possible to commute to London via bus and train, the return journey can start no later than around 6 p.m. as the last bus leaves from Godalming for Elstead at about 7 p.m. As a result of excellent road connectivity and poor public transport both local and long distance travellers tend to use their cars on the B3001. The vast majority of people living in Elstead but working outside the village rely on private transport to get to work.

2.117 84% of Elstead villagers surveyed say they do not use the bus service, 46% of those surveyed said their car was the most popular form of transport to work (see Big Survey 2015/2016 Q22 and Q18). Public Transport is subsidised by Surrey County Council, which has several times in recent years proposed its curtailment or cessation. There is also a school bus service transporting secondary school age children to Rodborough School in Milford, and an on-demand Hoppa bus service but no bus service to Godalming College. There is no co-ordination of these three services, and there is no direct convenient service to any of the local mainline rail stations. The poor availability of public transport presents problems for those without private transport, particularly the young and the elderly. The growth in the village population over recent years, the increase in car ownership and the loss of employment opportunities in the village have all contributed to a growth in traffic numbers in and through the village.

Traffic Volumes and Speeds

2.118 Whilst the main road running through Elstead is a 'B' road, the position of the village between Farnham and Godalming makes it an ideal connection between the A3 and the A31. The surrounding towns and villages provide good main line train services between London and the South West, but, as stated above, local public bus services are poor.



Figure 29: Public footpath leading off from Elstead Bridge
Pictures by ImaginePlaces



The B3001, the main artery linking the village with Farnham and Godalming, is a heavily used link between the two towns and has experienced rapid growth in traffic volumes. The stretch through the village is subject to a 30mph limit, but this is widely disregarded. A traffic survey carried out by JES Traffic Ltd. recorded that over 10,000 vehicles a day were passing through Elstead on weekdays in April/May 2015 - these volumes fell to approximately 6,000 a day over the weekend. Over 40% of these vehicles were travelling at more than 36m.p.h. on entering the village, although this decreased to 10%-15% in the centre of the village. However, it should be noted that, over the 10 years between 2005 & 2014 there was one fatal accident (outside the village) and 3 serious accidents within the village area. (Source: crashmap.co.uk)

Car Parking

2.119 Elstead is not a “dormitory” village - there are a number of shops, cafés, a garage and some 21% of those respondents to the survey work in Elstead while 40% said they regularly worked from home. Those coming to work in the NP area (including Tanshire Park) also add to traffic congestion and parking problems. 69% of those surveyed agreed or strongly agreed that there is a shortage of car parking in the NP area. The roads around the centre of the village, the medical practice and the school can become heavily congested at busy times (in particular at school opening and closing times), causing problems for adjacent residents and business premises. The positive aspect of this problem is that parked cars do keep traffic speeds down in the centre of the village. There is one area where more structured parking could be made available on the Thursley Road opposite the Village Hall and 66% of those surveyed would like a feasibility study carried out for this. It is important that in order to improve safety around the school and

to reduce the nuisance to residents a solution is found to the parking problems encountered outside the school when children are being dropped off and collected.

Cycling

2.121 Safer cycle access to St James' Primary School can be provided by two routes via West Hill. One route follows Stacey's Farm Road, Back Lane and Upper Springfield. The second takes the path from West Hill over Bonfire Hill and down to Hill Crest. The total length of the path is around 280 metres with a maximum height gain of 11 metres. The path from Hill Crest to the summit (130 metres or so) is wide enough though it is rutted and would need work. On the West Hill section (150 metres), vegetation would need to be cut back both to widen the path and to improve sight lines to make it safe and enjoyable as a shared path for pedestrians and cyclists. It is difficult to estimate the cost given the wide choice of surfaces. The cost of other recent bridleway improvements such as undertaken on Thursley Common, could provide a useful starting point. A firm surface would be needed as mud could be hazardous given the gradient.

2.122 Bridleways connect Elstead with the neighbouring villages of Milford, Tilford & Thursley. However all need improvement to make them suitable for a wide range of cyclists. There is an existing cycle route to Milford, Milford mainline station and to Rodborough Secondary School which is currently used by some local residents. However, there are small sections which require remedial work and this would then encourage greater use of this route. This could also then link with a proposed greenway network thus improving access to Godalming and its' Sixth Form College. No funds have yet been identified for the improvements which would give it wider appeal.

2.123 There is an attractive route to Tilford via Westbrook and a 1.5 mile track (BW73a/BY74). This track can develop quite deep puddles right across it in places. Though rideable on any type of bike when not flooded some improvements, including to drainage, would make it suitable for more cyclists, more of the time. (It is already popular with mountain bikers in all but the wettest conditions.) It could provide part of a safe route to Waverley Abbey School. There are also plans to facilitate traffic-free cycling onwards from Tilford to Farnham,

2.124 Elstead provides some facilities for Thursley residents, such as the Spar and Post Office, Springfield Surgery and the Little Barn Cafe. Both villages have events and organisations of mutual interest. For cyclists the only realistic road option is via Dye House Hill which is steep, narrow and windy. There is a bridleway which provides a direct route from Truxford Corner to Thursley but it is considered too sandy for bikes. There is a firm but narrow track running parallel above it which is regularly used by cyclists but there are sections at either end which make it hard work on road bikes. Upgrading this informal route could provide a cost-effective solution but no detailed assessment has been attempted.

2.125 Planning consent has recently been granted for a major housing development (69 homes) on the former Weyburn Works site. Currently, there is no convenient and safe pedestrian or cycle access to this site from the village. There is a proposal to create a pedestrian access along the Shackleford and Milford roads, but this would be circuitous and potentially hazardous and would not cater for cyclists. The Parish Council has proposed an alternative safe route across Parish Council land and plans to work with the developer to bring this to fruition.

Mobile Phone and Internet Connectivity

2.126 In 2016 58% of those surveyed use the Vodafone mobile network, but more than half stated that they could not make mobile calls indoors with any reliability.

2.127 49% of those who responded to the survey used Superfast (<24mbps) broadband in 2015. Using speedtest.net by Ookla 58% of those replying recorded a download speed up to 31mbps and 42% recorded an upload speed up to 3.1 mbps.

Power and Water supplies

2.128 88% of those surveyed are connected to the main gas & drainage networks and 31% have had or noticed drainage or flooding problems with their property or nearby.

POLICY INTENT

- To ensure that public rights of way are retained and kept in good condition for recreational and other use.
- To enhance and optimise current public car parking facilities through landscaping and reorganisation making more space available.
- 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
- To significantly improve the rural character of the Milford Road and Thursley Road (the public highway).
- To improve cycle routes within the village and connect the village and Weyburn with wider cycle route networks.
- To improve the availability, reliability and accessibility of public transport including links to local rail stations.
- 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
- To improve the speed, capacity and reliability of locally available internet connections e.g broadband throughout the neighbourhood plan area.
- 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 POLICY REFERENCES

- ✓ National Planning Policy Framework 'Promoting sustainable transport', 'Supporting high quality communications infrastructure' and 'Promoting healthy communities'. (to be updated)

**POLICY GA1 to GA7
GETTING AROUND, TRANSPORT &
UTILITIES INFRASTRUCTURE**

GA1 IMPROVED BUS SERVICES

Proposals to provide and contribute to coordinated bus services between the village, Farnham, Milford and Godalming mainline rail station and destinations such as schools and other key destination are supported.

Recommendation: Elstead Parish Council and Peper Harow Parish will actively work with neighbouring parishes, towns and transport operators (such as Stage Coach and the Hoppa Bus) to ensure we have a fully integrated transport service.

GA2 DESIGN CODE: RURAL CHARACTER OF STREETS AND PUBLIC SPACES

Proposals to provide for the improvement of the rural character of the public highway are supported. Much of the rural character of the village is shaped by minor roads, lanes and byways with irregular spaces and areas of informal verges. Negative features in and outside the conservation areas are too often related to 'off the shelf' highly urban highway infrastructure features. These are considered inappropriate for a rural village.

Appropriate natural materials should be used for the resurfacing of unmade and unadopted streets thus preserving the rural character of minor routes, informal spaces and verges and avoiding urbanisation.

GA3 PROMOTING THE BENEFICIAL USE OF THE GREEN BELT FOR WALKERS, CYCLISTS AND RIDERS

(see Key Proposal Map)

Proposals to provide for improvements to infrastructures listed under a. to f. are strongly supported:

- a. the footpath between West Hill and Hill Crest over Bonfire Hill with permissive cycle use.
- b. a new public all weather cycle route between Ham Lane and Weyburn Works site/ Tanshire Business Park via Parish Council owned land and footpath
- c. the bridleway linking Redhouse Lane & Hookley Lane in Elstead to Lower Mousehill Lane and Portsmouth Road in Milford
- d. an information and publicity initiative, including information points with mapping supporting greater participation, awareness and enjoyment and beneficial use of the Green Belt
- e. maintaining the drainage network
- f. connecting new footpaths with existing footpaths increasing choices and network density

GA4 PROMOTING SAFE WALKING AND CYCLING ROUTES AND HEALTHY CHOICES WITHIN THE VILLAGE (see Key Proposal Map)

- a. Proposals to provide for improving the footpath from the Village Green along Farnham Road to the Golden Fleece Public House (and over the bridge to the Public Footpath and the Mill) are supported.
- b. Proposals to make Back Lane a safe cycle route and creating connections to Stacey's Farm Road are supported.
- c. Proposals to provide for the design and delivery of safe crossings for people on foot, bike or horseback located specifically around the Village Green, at West Hill / Westbrook Hill across Thursley Road, at Ham Lane/Springfield across Milford Road and at Broomfield.
- d. Proposals to provide for speed reductions in the vicinity of St James Primary School are supported.
- e. Proposals to provide for effectively monitoring and enforcing existing speed limits along Milford Road and Thursley Road (Chandler's Garage/ Shackleford Road/Milford Road) are supported. This to include the implementation of measures that strengthen the rural character of Milford Road and Thursley Road through appropriate landscaping; including planting of native trees (incl. fruit trees), wider footpath widths, low kerbs, informal verges and a restraint choice of surface material and street furniture including lighting and places to rest.

GA5 RELIABLE MOBILE PHONE AND SUPER-FAST BROADBAND CONNECTIVITY

- a. Development comprising five or more dwellings or any new business premises must provide a connection to reliable super-fast broadband and mobile phone reception. This requirement is to be secured via a planning condition if necessary.
- b. A 'Connectivity Statement' should demonstrate how the proposal takes communications connectivity into account. Applications for residential development must contain a 'Connectivity Statement' and will provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.

GA6 IMPROVING PARKING

PROVISION (see Key Proposal Map)

- a. Proposals to provide for reducing the shortfall of car and cycle parking at Tanshire Business Park are strongly supported.
- b. Proposals to provide for the extension and the improvement of the Thursley Road car parking lay-by northwards from the Village Hall to the junction Thursley Road / Stacey's Farm Road are strongly supported.

This must include the provision of cycle parking and may consider time-limited parking so that more people and local businesses can benefit from access to village amenities and services.

- c. Proposals to provide for improvements to the Moat car park, along Thursley Road are supported. This must include provision for cycle parking.

GA7 REDUCING EXPOSURE to FLOOD RISK (GROUND WATER & RIVER FLOODING) (see Key Proposal Map)

- a. Proposals to provide for the regular maintenance and clearance of local drainage infrastructure, culverts, watercourses and key infrastructure are supported. This must include the two Wey weirs in the plan area; areas and wet spots prone to regular flooding and as identified in the key proposal map.
- b. Development in the identified floodrisk areas and wet spots are not supported.
- c. Proposals by riparian owners resulting in a reduction of flood risks are supported.

03 Community Priority Projects - CIL



Photo by ImaginePlaces

Community Infrastructure Priority Projects 2019 to 2034 | Funding & CIL Priorities

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.

Project 1 : IMPROVED BUS SERVICES

Explore the feasibility of a coordinated bus service between the village, Farnham, Milford and Godalming, mainline rail station and destinations such as schools and other key destination through a financial feasibility study.

Project 2: BONFIRE HILL LOCAL COMMUNITY GARDEN

Development of a community hill garden with an adventure playground and small gathering space with seating and a beacon feature on its highest point with far ranging and commanding views across the surrounding valleys and hills.

Project 3 : PROMOTING THE BENEFICIAL USE OF THE GREEN BELT FOR WALKERS, CYCLISTS AND RIDERS BY:

- a) improving the footpath between West Hill and Hill Crest over Bonfire Hill with permissive cycle use.
- b) a new public all weather cycle route between Ham Lane and Weyburn Works site/ Tanshire Business Park via Parish Council owned land.
- c) improving the bridleway linking Redhouse Lane & Hookley Lane in Elstead to Lower Mousehill Lane and Portsmouth Road in Milford.
- d) an information and publicity initiative including information points with mapping supporting greater participation, awareness and enjoyment and beneficial use of the Green Belt.
- e) maintaining the drainage network.
- f) connecting new footpaths with existing footpaths increasing choices and network density.

Project 4 : PROMOTING SAFE WALKING AND CYCLING ROUTES AND HEALTHY CHOICES WITHIN THE VILLAGE BY:

- a) improving the footpath from the Village Green along Farnham Road to the Golden Fleece Public House (and over the bridge to the Public Footpath and the Mill).
- b) promoting Back Lane as a safe cycle route and creating onward connections.
- c) design and delivery of safe crossings for people on foot, bike or horseback located specifically around the Village Green, at West Hill / Westbrook Hill across Thursley Road, at Ham Lane/Springfield across Milford Road and at Broomfield. Promoting speed reductions in the vicinity of St James Primary school.
- d) effectively monitoring and enforcing existing speed limits along Milford Road and Thursley Road. Implementation of measures that strengthen the rural character of Milford Road and Thursley Road through appropriate landscaping including of native trees, natural materials, footpath width, kerbs, verges, choice of surface, boundary treatments, locations and nature of street furniture including lighting and places to rest.

Project 5 : RELIABLE MOBILE PHONE AND SUPER-FAST BROADBAND

Facilitation and enabling of a step change in speed, capacity and reliability of locally available mobile phone and internet connections through the active promotion of highspeed broadband throughout the Neighbourhood Plan Area.

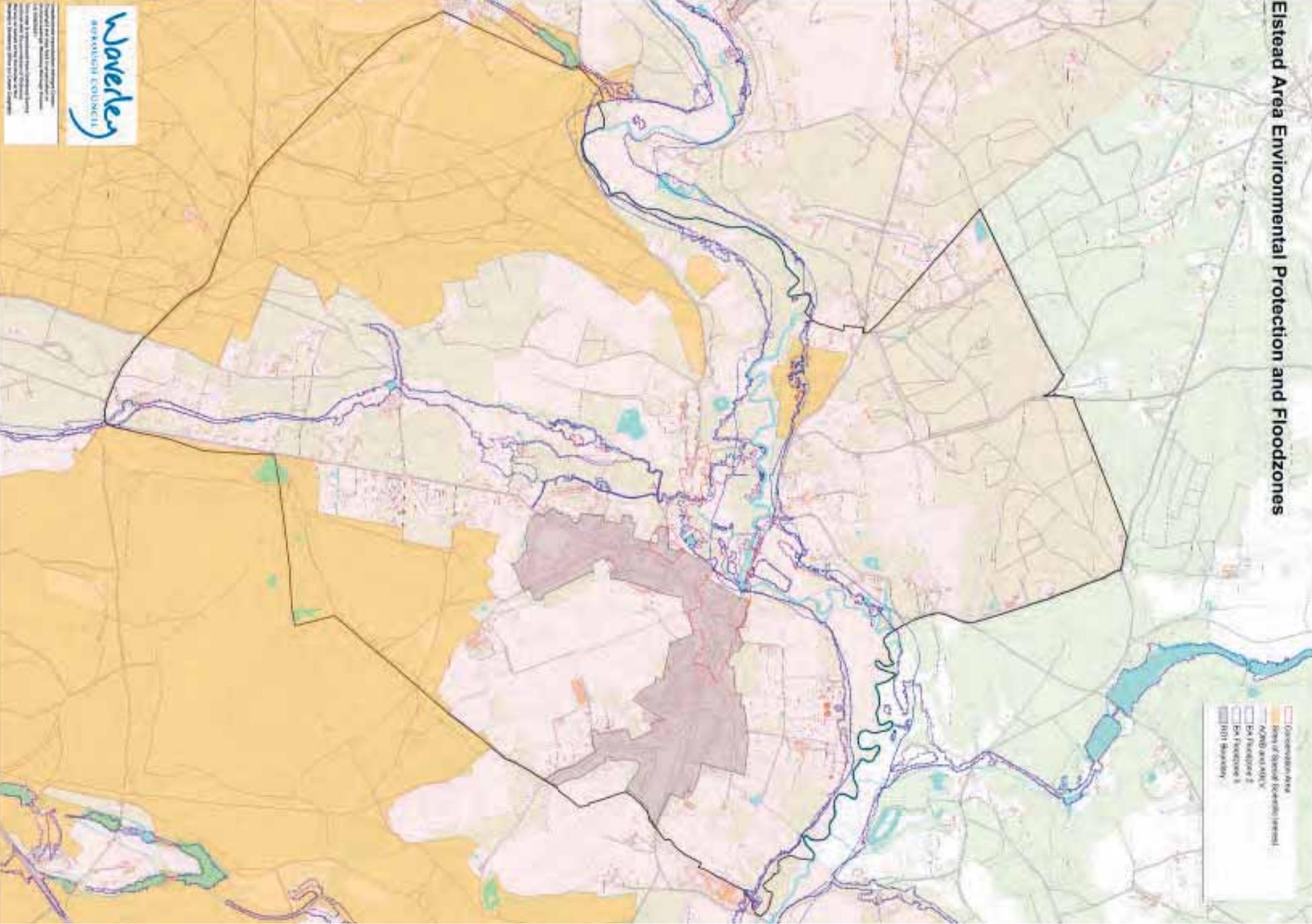
Project 6 : IMPROVING PARKING PROVISION IN THE VILLAGE CENTRE

Extending and improving the Thursley Road car parking lay-by northwards from the Village Hall to the junction Thursley Road / Stacey's Farm Road. This must include the provision of cycle parking and may consider time-limited parking so that more people and local business can benefit from the provision.

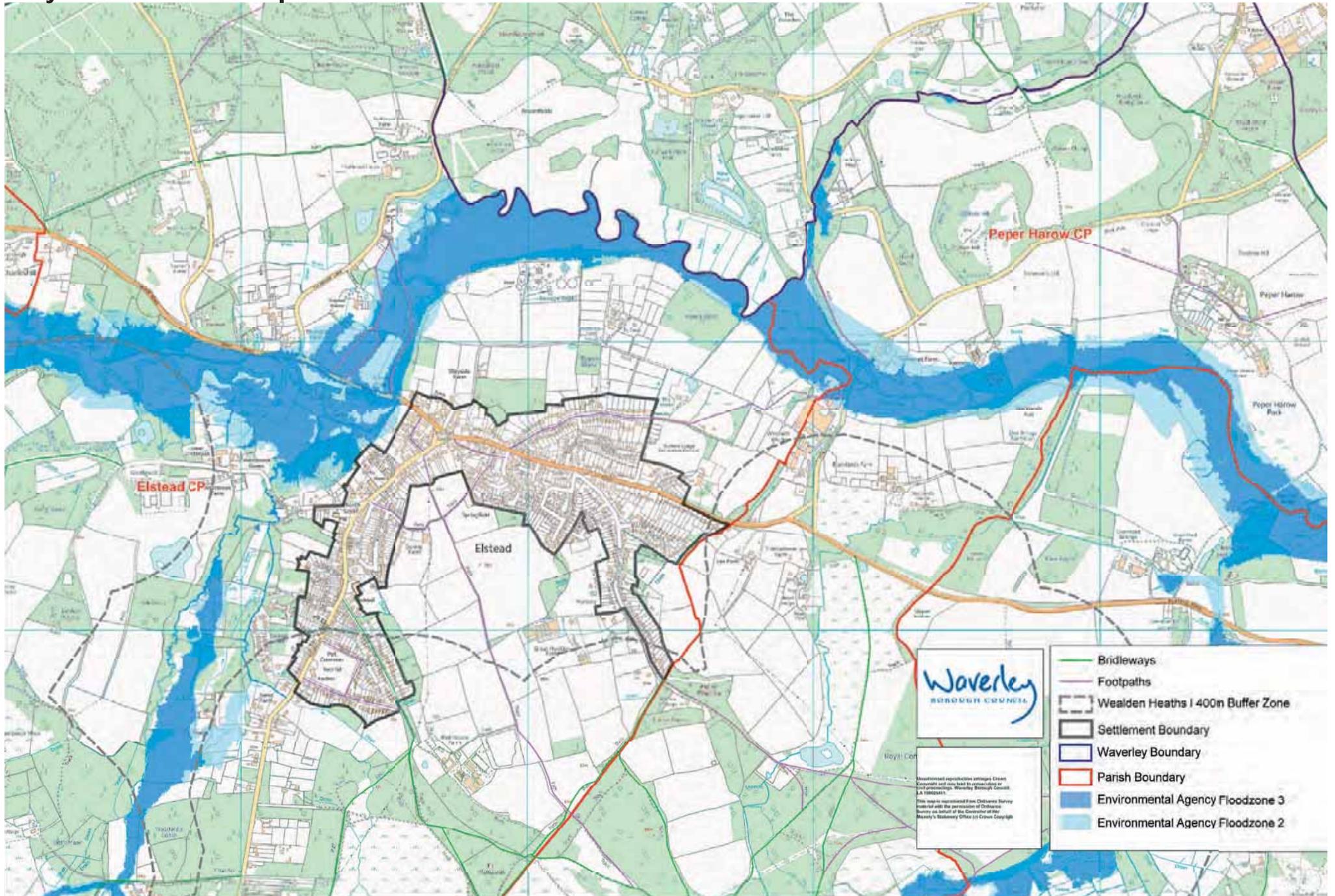
Project 7: A LOCAL COMMUNITY CO-WORKING AND BUSINESS MEETING SPACE

A community co-working hub in walking or cycling distance for local business and residents. The co-working space to include: the provision of at least 10 working spaces, ad-hoc workspaces, a separate meeting room with all the necessary facilities for conducting business meetings, a reception and provides high speed broadband access, accessible for wheelchair users and for visitor parking.

Key Constraints Map



DRAFT FOR CONSULTATION REG. 14 Key Constraints Map



Public Transport Provision 2018

| Elstead-Godalming-London/Portsmouth | Monday to Friday | FROM 2018 TIMETABLES | | | | | | | | | | | AVERAGE | | |
|-------------------------------------|------------------|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------|-------|-------|
| BUS 46 | 06:23 | 07:39 | 07:50 | 08:57 | 09:57 | | 10:57 | 11:57 | 12:57 | 13:57 | 14:57 | 15:57 | 16:57 | 18:22 | |
| BUS Arrive Godalming | 06:44 | 08:04 | 08:12 | 09:20 | 10:20 | | 11:20 | 12:20 | 13:20 | 14:20 | 15:20 | 16:20 | 17:20 | 18:43 | |
| TRAIN Leave Godalming for London | 06:57 | 08:19 | 08:19 | 09:53 | 10:53 | | 11:53 | 12:53 | 13:53 | 14:53 | 15:51 | 16:38 | 17:40 | 19:11 | |
| TRAIN Arrive London | 07:45 | 09:13 | 09:13 | 10:40 | 11:40 | | 12:40 | 13:40 | 14:43 | 15:43 | 16:40 | 17:27 | 18:27 | 19:59 | |
| TRAIN Total journey time | 01:22 | 01:34 | 01:23 | 01:43 | 01:43 | | 01:43 | 01:43 | 01:46 | 01:46 | 01:43 | 01:30 | 01:30 | 01:37 | 01:37 |
| | | | | | | | | | | | | | | | |
| TRAIN Leave London | 13:45 | 14:45 | 14:45 | 15:45 | 16:45 | 18:00 | | | | | | | | | |
| TRAIN Arrive Godalming | 14:34 | 15:34 | 15:34 | 16:31 | 17:31 | 18:41 | | | | | | | | | |
| BUS Leave Godalming | 14:49 | 15:51 | 15:59 | 16:59 | 17:59 | 18:59 | | | | | | | | | |
| BUS Arrive Elstead | 15:10 | 16:12 | 16:20 | 17:29 | 18:28 | 19:20 | | | | | | | | | |
| BUS Total journey time | 01:25 | 01:27 | 01:35 | 01:44 | 01:43 | 01:20 | | | | | | | | | 01:32 |

Neighbourhood Planning Glossary from MyCommunity.org also see Planning Portal (https://www.planningportal.co.uk/directory/4/a_to_z/V)

ADOPTION – The final confirmation of a development plan by a local planning authority.

ADVERTISEMENT CONSENT – A type of consent required for certain kinds of advertisements, such as shop signs and hoardings. Some advertisements are allowed without the need for an application by the Town and Country Planning (Control of Advertisement) (England) Regulation 2007.

AFFORDABLE HOUSING – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

ANNUAL MONITORING REPORT – A report that allows the Local Authority to assess the extent to which policies and proposals set out in all the local development documents are being achieved.

APC – Aldenham Parish Council

APPEAL – The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.

AREA OF OUTSTANDING NATURAL BEAUTY (AONB) – A formal designation of an area where planning control is based on the protection and enhancement of the natural beauty of the area.

ARTICLE 4 DIRECTION – A direction restricting permitted development rights within a specified area. They are often used in conservation areas to provide protection for things like windows, doors, chimneys, etc. or restrict permitted development rights related to change of use.

BANANA – An extreme kind of NIMBY – Build Absolutely Nothing Anywhere Near Anyone.

BIODIVERSITY – The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

BROWNFIELD LAND – Land that has been previously developed.

BUILDING FOR LIFE – A technique for assessing the quality of housing proposals using 20 criteria including sustainability, urban design and social/community factors.

BUILDINGS AT RISK – A term used to describe historic buildings that are vacant and/or in poor condition. Some local authorities have buildings at risk surveys.

BUSINESS AREA – An area covered by a neighbourhood plan which is wholly or predominantly business in nature.

The designation of a business area allows businesses to vote in the referendum, in addition to those living in the area.

CALL IN – A discretionary power of the Secretary of State for Communities and Local Government to 'call in' certain planning applications and subject them to a public inquiry if the granting of planning permission may substantially conflict with the National Planning Policy Framework or with adopted local planning policy.

CAPACITY BUILDING – Training, education and awareness-raising initiatives, often used as part of community engagement initiatives, to inform people about things like neighbourhood planning and related issues.

CASE LAW – Decisions by the courts on the interpretation of legislation.

CATCHMENT AREA – The area from which most of the people using/visiting a city/town centre or other attraction would travel.

CENTRAL BUSINESS DISTRICT – The centre of a city, especially the part where office buildings are focused.

CERTIFICATE OF LAWFULNESS – A certificate that can be obtained from the local planning authority to confirm that existing development is lawful.

CHANGE OF USE – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

CHARACTER APPRAISAL – An appraisal, usually of the historic character of conservation areas or other historic areas, such as terraced housing.

CLONE TOWNS – A term coined by the New Economics Foundation in 2004 for towns whose high streets are dominated by chain stores and where the locally distinctive character of the centre has been adversely affected.

COMMUNITY – A group of people that who hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

COMMUNITY ENGAGEMENT AND INVOLVEMENT – Involving the local community in the decisions that are made regarding their area.

COMMUNITY INFRASTRUCTURE LEVY – Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

COMMUNITY PLAN – A plan produced by a local authority-led partnership to improve the quality of life of people living and working in an area. Community plans take a wide view and cover social and economic issues which development plans, including neighbourhood plans, do not normally address.

COMMUNITY PROFILING – Gathering statistical data on the community, e.g. population size, income which helps build up a 'social profile' of the community.

COMMUNITY RIGHT TO BID – Aims to give community groups the time to develop bids and raise money to buy public assets that come onto the open market.

COMMUNITY RIGHT TO BUILD – Allows local people to drive forward new developments in their area where the benefits (e.g. profits from letting homes) could stay within the community. These developments must meet minimum criteria and have local support demonstrated through a referendum.

COMMUNITY RIGHT TO CHALLENGE – Gives voluntary and community groups the right to express an interest in taking over the running of a local service.

COMPULSORY PURCHASE – A legal process initiated by a local authority to acquire privately owned land in order to implement public policy without the agreement of the owner.

CONDITIONS – Planning conditions are provisions attached to the granting of planning permission.

CONFORMITY – There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.

CONSERVATION AREA – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

CONSERVATION AREA CONSENT – Consent needed for the demolition of unlisted buildings in a conservation area.

CONSULTATION – A communication process with the local community that informs planning decision-making

CORE STRATEGY – A development plan document forming part of a local authority's Local Plan, which sets out a vision and core policies for the development of an area.

DELIVERY VEHICLE – The means of making things happen. It could refer to a partnership or a community development trust or other arrangement designed to make projects happen.

DISTRICT CENTRE – distributed more widely than the Metropolitan and Major centres, providing convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically they contain 10,000–50,000 sq.m of retail, leisure and service floorspace. Some District centres have developed specialist shopping functions. (London Plan Definition)

DESIGN AND ACCESS STATEMENT – A short report accompanying a planning permission application.

Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

DEVELOPMENT – Legal definition is "the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land."

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DEVELOPMENT BRIEF – Guidance on how a site or area should be developed in terms of uses, design, linkages, conservation, etc.

DEVELOPMENT CONTROL (also Development Management) – The process of administering and making decisions on different kinds of planning applications.

DEVELOPMENT PLAN – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

DUTY TO CO-OPERATE – A requirement introduced by the Localism Act 2011 for local authorities to work together in dealing with cross-boundary issues such as public transport, housing allocations or large retail parks.

ECONOMIC DEVELOPMENT – Improvement of an area's economy through investment, development, job creation, and other measures.

ENFORCEMENT – Enforcement of planning control ensures that terms and conditions of planning decisions are carried out.

ENFORCEMENT NOTICE – A legal notice served by the local planning authority requiring specified breaches of planning control to be corrected.

ENVIRONMENTAL IMPACT ASSESSMENT – Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.

ENTERPRISE ZONE – A defined area in which there are simplified planning controls and financial incentives aimed at attracting development.

EVIDENCE BASE – The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.

FLOOD PLAIN – An area prone to flooding.

FRONT LOADING – An approach to community engagement in which communities are consulted at the start of the planning process before any proposals have been produced.

FRONT RUNNERS – A mix of urban and rural communities, selected and sponsored by government, that are spearheading neighbourhood planning.

GENERAL (PERMITTED DEVELOPMENT) ORDER – The Town and Country Planning (Permitted Development) Order is a statutory document that allows specified minor kinds of development (such as small house extensions) to be undertaken without formal planning permission.

GENERAL POWER OF COMPETENCE – A power conveyed by the Localism Act 2011 to give local authorities the ability to undertake any action in the best interest of their communities unless it is against the law.

GREEN BELT – A designated band of land around urban areas, designed to contain urban sprawl.

GREENFIELD SITE – Land where there has been no previous development

GREEN INFRASTRUCTURE – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

GREEN SPACE – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

GREEN TRAVEL PLAN – A package of actions produced by a workplace or an organisation setting out how employees, users or visitors will travel to the place in question using options that are healthy, safe and sustainable, and reduce the use of the private car.

HIGHWAY AUTHORITY – The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

HISTORIC PARKS AND GARDENS REGISTER – The national register managed by English Heritage which provides a listing and classification system for historic parks and gardens.

HOUSING ASSOCIATIONS – Not-for-profit organisations providing homes mainly to those in housing need.

INDEPENDENT EXAMINATION – An examination of a proposed neighbourhood plan, carried out by an

independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

INFRASTRUCTURE – Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

INQUIRY – A hearing by a planning inspector into a planning matter such as a Local Plan or appeal.

JUDICIAL REVIEW – Legal challenge of a planning decision, to consider whether it has been made in a proper and lawful manner.

LEGISLATION – The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

LISTED BUILDINGS – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

LISTED BUILDING CONSENT – The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

LOCALISM – Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals and councils

LOCAL DEVELOPMENT FRAMEWORK (LDF) – see Local Plan.

LOCAL AUTHORITY – The administrative body that governs local services such as education, planning and social services.

LOCAL DEVELOPMENT ORDER – Local Development Orders allow planning authorities to implement policies in their development plan by granting planning permission for a particular development or for a particular class of development.

LOCAL ENTERPRISE PARTNERSHIPS – A partnership between local authorities and businesses formed in 2011 to help determine local economic priorities and lead economic growth and job creation within its local area.

LOCAL LIST – A list produced by a local authority to identify buildings and structures of special local interest which are not included in the statutory list of listed buildings.

LOCAL PLAN – The name for the collection of documents prepared by your local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

LOCAL PLANNING AUTHORITY – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

LOCAL REFERENDUM – A direct vote in which communities will be asked to either accept or reject a particular proposal.

LOCAL TRANSPORT PLAN – Plans that set out a local authority's policies on transport on a five yearly basis.

MATERIAL CONSIDERATIONS – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

MICRO-GENERATION – The small-scale generation of renewable energy usually consumed on the site where it is produced.

MINERALS PLAN – A statement of the policy, advice and guidance provided by local authorities regarding the extraction of minerals.

MIXED USE – The development of a single building or site with two or more complementary uses.

NATIONALLY SIGNIFICANT INFRASTRUCTURE – Major infrastructure developments such as power plants, airports, railways, major roads, etc.

NATIONAL PARK – An area of natural or semi-natural land designated in order to maintain the special ecological, geomorphological or aesthetic features of the area.

NATIONAL PLANNING POLICY FRAMEWORK – The government policy document adopted in March 2012 intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

NEIGHBOURHOOD AREA – The local area in which a neighbourhood plan or Neighbourhood Development Order can be introduced.

NEIGHBOURHOOD DEVELOPMENT ORDER – An order introduced by a parish or town council, or a neighbourhood forum, as part of the neighbourhood planning process, which grants planning permission for a specific development or type of development that will fulfill the vision and policies of the neighbourhood plan for the neighbourhood area.

NEIGHBOURHOOD PLAN – A planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

NEIGHBOURHOOD FORUM – Designated by the local authority in non-parished areas, an organisation established for the purpose of neighbourhood planning to further the social, economic and environmental wellbeing of the neighbourhood area. There can only be one forum in an area.

NEIGHBOURHOOD PLANNING – A community-initiated process in which people get together through a local forum or parish or town council and produce a plan for their neighbourhood setting out policies and proposals for the development they wish to see in their area.

NIGHTTIME ECONOMY – The network of economic activities which operate in cities and towns principally in the evenings and at night, such as theatres, restaurants, cinemas, nightclubs, and public houses.

NIMBY – ‘Not In My Back Yard’ – used when discussing planning issues. Term is used to define the opposition of residents who are against new developments that they believe will devalue their properties.

NON-DETERMINATION – When a planning application is submitted and the local authority fails to give a decision on it within the defined statutory period.

OPERATIONAL DEVELOPMENT – The carrying out of building, engineering, mining or other operations in, on over, or under land; part of the statutory definition of development (the other part being material changes of use of buildings or land).

PERMITTED DEVELOPMENT – Certain minor building works that don’t need planning permission e.g. a boundary wall below a certain height.

POLICY – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

PARISH PLAN – A plan produced by a parish council that sets out a vision for the future of a parish community and outlines how that can be achieved in an action plan.

PARKING STANDARDS – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

PLAN-LED – A system of planning which is organised around the implementation of an adopted plan, as opposed to an ad hoc approach to planning in which each case is judged on its own merits.

PLANNING GAIN – The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through Section 106 Planning Obligations or the setting of a Community Infrastructure Levy.

PLANNING INSPECTORATE – The government body established to provide an independent judgment on planning decisions which are taken to appeal.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 – The primary piece of legislation covering listed buildings and conservation areas.

PLANNING OBLIGATION – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

PLANNING PERMISSION – Formal approval granted by a council allowing a proposed development to proceed.

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT – The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the ‘golden thread running through both plan making and decision taking’. The NPPF gives five guiding principles of sustainable development: living within the planet’s means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

PUBLIC INQUIRY – See Inquiry.

PUBLIC OPEN SPACE – Open space to which the public has free access.

PUBLIC REALM – Areas of space usually in town and city centres where the public can circulate freely, including streets, parks and public squares.

QUALIFYING BODY – Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.

REFERENDUM – A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood plans and Neighbourhood Development Orders are made by a referendum of the eligible voters within a neighbourhood area.

REGENERATION – Upgrading an area through social, physical and economic improvements.

RETAIL – The process of selling single or small numbers of items directly and in person to customers. The use category defined as Class A1 in the Town and Country Planning (Use Classes) Order 1987.

RURAL – Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

SCHEDULED ANCIENT MONUMENT – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

SECTION 106 – see Planning Obligation.

SEQUENTIAL TEST – A principle for making a planning decision based on developing certain sites or types of land before others, for example, developing brownfield land before greenfield sites, or developing sites within town centres before sites outside town centres.

SETTING – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

SIGNIFICANCE – The qualities and characteristics which define the special interest of a historic building or area.

SITE ALLOCATION PLAN – A plan accompanying a planning policy document or statement which identifies sites within the plan area on which certain kinds of development are proposed, e.g. residential or retail development.

SITE OF SPECIAL SCIENTIFIC INTEREST – A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. SSSIs are designated under the Wildlife and Countryside Act 1981 by the official nature conservation body for the particular part of the UK in question.

SOCIAL ENTERPRISE – A business that trades primarily to achieve social aims, whilst making a profit.

SOUNDNESS – The soundness of a statutory local planning document is determined by the planning inspector against three criteria: whether the plan is justified, whether it is effective, and whether it is consistent with national and local planning policy. Plans found to be unsound cannot be adopted by the local planning authority. It should be noted, neighbourhood plans are NOT required to meet these tests of soundness.

SPACE STANDARDS – Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.

SPATIAL PLANNING – A wider view of planning, which involves co-ordination and integration across different sectors such as transport and industry. Brings together all policies and programmes which have an impact on the environment in which you work, live or play.

STAKEHOLDERS – People who have an interest in an organisation or process including residents, business owners and government.

STATEMENT OF COMMUNITY INVOLVEMENT – A formal statement of the process of community consultation undertaken in the preparation of a statutory plan.

STATUTORY UNDERTAKER – An agency or company with legal rights to carry out certain developments and highway works. Such bodies include utility companies, telecom companies, and nationalised companies. Statutory undertakers are exempt from planning permission for many minor developments and highway works they carry out.

STRATEGIC ENVIRONMENTAL IMPACT ASSESSMENT – Environmental assessment as applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC).

SUSTAINABILITY APPRAISAL – An assessment of the environmental, social and economic impacts of a Local Plan from the outset of the preparation process to check that the plan accords with the principles of sustainable development.

STATUTORY DEVELOPMENT PLAN – Focus on land use development set within the context of wider social, economic and environmental trends and considerations. Reflects national planning policies to make provisions for the long-term use of land and buildings.

STRATEGIC PLANNING – The overall vision and policies for the planning system in an area. Lays out what an area wants development to accomplish.

STRATEGIC POLICY – A policy that is essential for the delivery of a strategy, for example, the overall scale and distribution of housing and employment in an area.

SUPPLEMENTARY PLANNING DOCUMENT – Provides detailed thematic or site-specific guidance explaining or supporting the policies in the Local Plan.

SUSTAINABLE DEVELOPMENT – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

TOWN AND COUNTRY PLANNING ACT 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the ‘principal act’.

TOWNSCAPE – The pattern and form of urban development; the configuration of built forms, streets and spaces.

TENURE – The terms and conditions under which land or property is held or occupied, e.g. five year leasehold, freehold owner occupation, etc.

TENURE-BLIND - Entrances are identical, regardless of whether you have bought, rent at full market rate, or are a council or housing association tenant. Tenure blind doors and stairwells may also make sense from the developers’ perspective. It should ensure a consistent higher standard and suggests a more flexible housing stock where private or rented can be interchanged as market and other pressures shift

TREE PRESERVATION ORDER – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.

URBAN – Having the characteristics of a town or a city; an area dominated by built development.

URBAN DESIGN – The design of towns and cities, including the physical characteristics of groups of buildings, streets and public spaces, whole neighbourhoods and districts, and even entire cities.

URBAN FRINGE – The area on the edge of towns and cities where the urban form starts to fragment and the density of development reduces significantly.

USE CLASS – The legally defined category into which the use of a building or land falls (see Use Classes Order).

USE CLASSES ORDER – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.

VERNACULAR - The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.

VILLAGE DESIGN STATEMENT – A document that identifies and defines the distinctive characteristics of a locality, and provides design guidance to influence its future development and improve the physical qualities of the area. Village design statements have generally been produced for rural areas, often by parish councils.

WORLD HERITAGE SITE – A place that has been designated by UNESCO as being of outstanding cultural or physical importance to the common heritage of humanity.

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THE ELSTEAD & WEYBURN PLAN
2019 to 2034

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