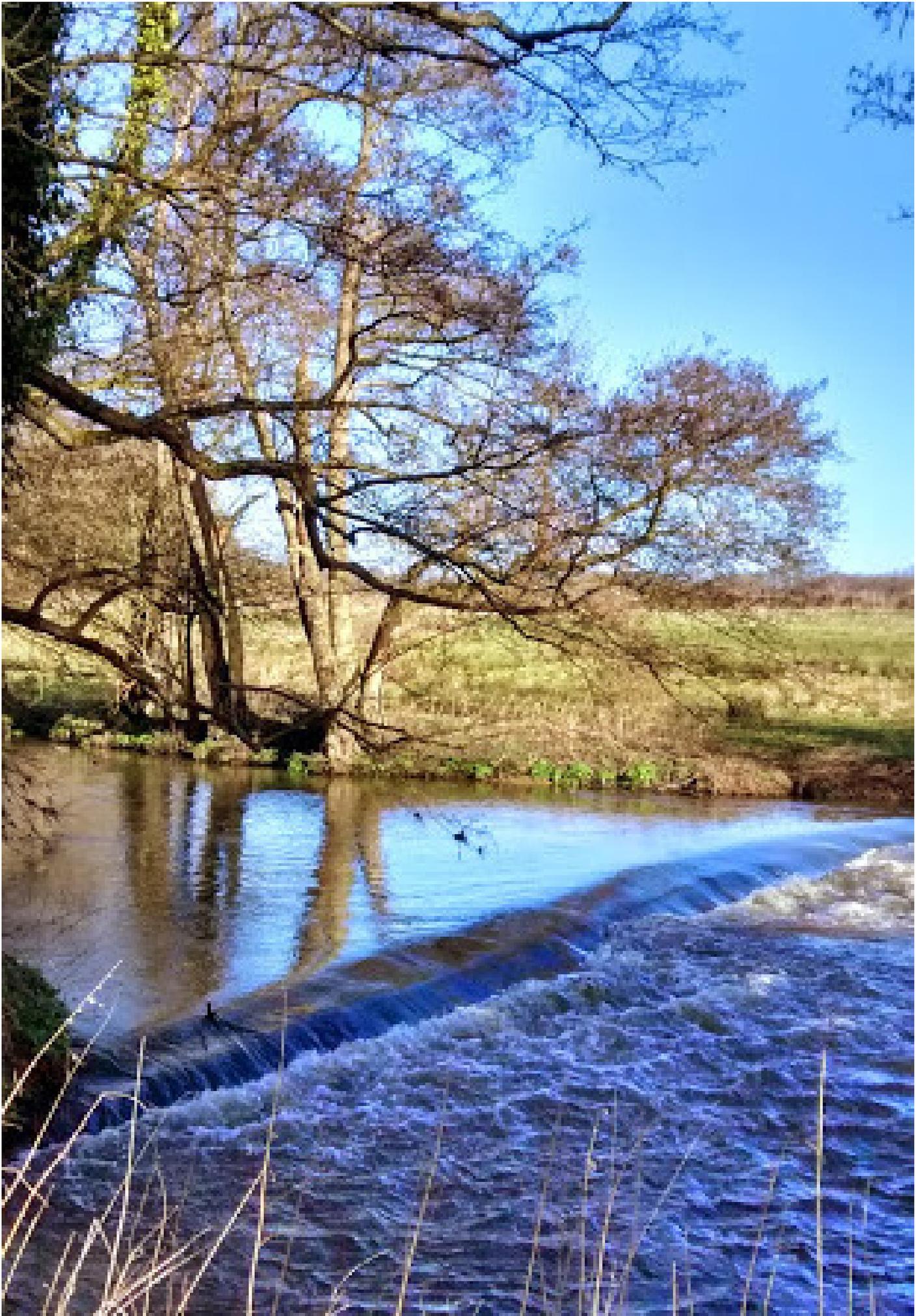


# Elstead and Weyburn Neighbourhood Plan 2013-2032

## Regulation 14 Draft Plan

March 2020





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# Foreword

The Localism Act 2011 introduced Neighbourhood Planning into legislation. Neighbourhood Plans are a result of the Government's decision to give local communities closer involvement in planning decisions that would affect them. Policies encompass different needs for the community such as transportation, infrastructure, heritage, protecting the rural environment and housing. This Neighbourhood Plan will sit alongside the Local Plan which is drawn up by Waverley Borough Council. In July 2018 the National Planning Policy Framework (NPPF) was amended and the revised framework now gives powers for Green Belt changes to Neighbourhood Plans.

The Elstead & Weyburn Neighbourhood Plan builds upon the Elstead Village Design Statement which is a material planning consideration adopted by Waverley Borough Council in 1995. Once adopted the Elstead & Weyburn Neighbourhood Plan will become a statutory document and therefore form part of the borough planning framework. The Elstead & Weyburn Neighbourhood Plan will last until 2032 but can be refreshed every five years. Villages / towns with an adopted Neighbourhood Plan benefit from the maximum Community Infrastructure Levy funding to spend on local projects.

Volunteers from Elstead and Peper Harow formed The Elstead & Weyburn Neighbourhood Plan Steering Group in 2015 with support from Elstead Parish Council. From this, five working parties were created to explore fully the following categories; 1) Homes and Community Facilities, 2) Environment, Heritage and Recreation, 3) Local Employment and Business Support, 4) Getting around, Transport and Utilities, 5) Weyburn. Their remit was to understand what currently exists and future requirements. From this evidence and our many public meetings, surveys and the original Regulation 14 consultation in 2018, a comprehensive list of policies and projects has evolved and this forms the basis of this revised Regulation 14 Elstead & Weyburn Neighbourhood Plan.

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

On behalf of your Neighbourhood Plan Steering Group and Team,

Jane Jacobs, Chair and  
Dawn Davidsen, Vice Chair

# 1. Introduction

## What is a Neighbourhood Plan and why is it important to Elstead?

- 1.1 The ability of communities to prepare and establish Neighbourhood Plans was initiated through the Localism Act 2011. Neighbourhood Plans enable local people to write planning policies for their areas. This can state where new areas of housing, community, retail or employment development should be located and what it should look like. Future planning applications will be judged against the policies set out within the Neighbourhood Plan, alongside other national planning policies and policies within the local planning authority Development Plan. Neighbourhood Plans are therefore powerful documents.
- 1.2 The Elstead and Weyburn Neighbourhood Plan sets out a vision and the objectives for the future of Elstead for the next 13 years. One of the key challenges for the Neighbourhood Plan is to identify land to deliver at least a further 63 new homes in the period up to 2032 as determined by the Waverley Local Plan Part 1. Without the Neighbourhood Plan Waverley Borough Council, not the community, would identify where the housing land should be allocated.

## The Neighbourhood Plan area

- 1.3 On 9 June 2015 Waverley Borough Council formally agreed the Neighbourhood Plan area boundary, which reflects The Elstead Parish boundary and a small part of Peper Harow Parish, which comprises the former Weyburn Works site, the Tanshire Business Site and the adjacent land to the west of the Shackleford Road and to the south

of the River Wey. These parts of Peper Harow Parish were included because they are closely associated with the settlement of Elstead and rely heavily on the services provided in the village (see Figure 1.1: Neighbourhood Plan Boundary).

## Who has created the Plan?

- 1.4 The production of the Neighbourhood Plan is led by Elstead Parish Council and the Neighbourhood Plan Steering Group. In addition to being developed by community representatives, the Neighbourhood Plan has gone through an extensive community engagement process including working groups, public meetings and exhibitions.
- 1.5 Once formally submitted to Waverley Borough Council, responsibility transfers to the Local Planning Authority to organise a six week formal consultation on the submitted draft plan. Following which the plan will be submitted for independent examination. Once this process is complete any representations will be considered and the plan will then be subject to a local referendum.

## How has the community been involved?

- 1.6 The preparation of the Neighbourhood Plan has taken five years and involved a number of stages of public engagement:
  - Initial launch meeting in September 2014;
  - Presentation of the Working Group findings held on 6 July 2015;
  - The Big Survey undertaken in late

December 2015;

- Public Exhibition and Meeting for the Big Survey Objectives and Vision held on 6 July 2016;
- 2016 Mini Survey;
- Big Meeting and Design Workshops held between 17 and 19 July 2017;
- Draft Neighbourhood Plan consultation undertaken between 6 July and 30 August 2018; and
- Engagement with Waverley Borough Council over site selection.

## How to read this Plan

- 1.7 The Neighbourhood Plan has been set out in a clear manner with a different colour code for each section of the Neighbourhood Plan to clearly illustrate the following themes:

**Section 3:** Vision and Key Planning Principles

**Section 4:** Housing

**Section 5:** Environment, Sustainability and Design Quality

**Section 6:** Employment and Business Support

**Section 7:** Transport and Getting Around

**Section 8:** Recreation, Leisure and Wellbeing

**Section 9:** Infrastructure and Delivery

- 1.8 Each section provides an introductory overview of the topic theme and feedback from the Big Survey of 2015/16 and the follow-up mini survey of 2017. This is followed by the planning objectives and policies.

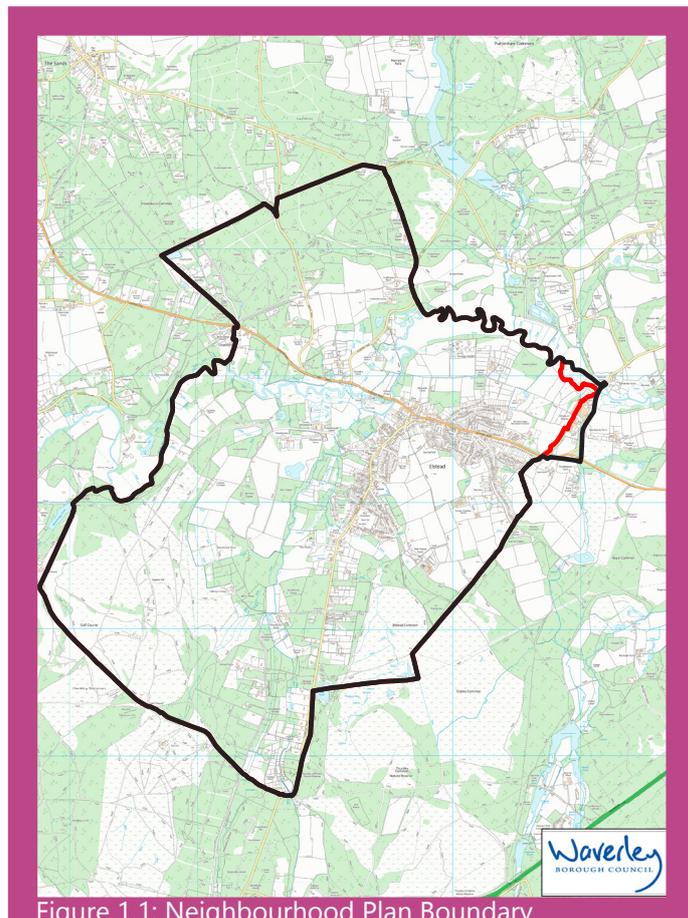


Figure 1.1: Neighbourhood Plan Boundary

- 1.9 The overarching key diagram policy map (Figure 3.1, page 20) shows the spatial policy land allocation elements. The Key Diagram should be read as a whole with the policies and supporting text of this Neighbourhood Plan and the Waverley Development Plan.



**October 2014 –  
January 2015**

**Neighbourhood Plan Kick  
off Meeting and Baseline  
Data Gathering**

The Community agreed to prepare a Neighbourhood Plan and baseline information started to be gathered.



**June 2015**

**Neighbourhood Plan  
Area Approved**

Waverley formally approved the Neighbourhood Plan Area.



**July 2015 – July 2017**

**Public Meetings, Exhibitions,  
Surveys and Design Workshops**

Views on a wide range of topics including housing, transport, the countryside, employment, community facilities and design were obtained.



**March to April 2020**

**Second Draft Neighbourhood  
Plan Consultation**

Local residents and statutory bodies consulted.



**February 2019 -  
February 2020**

**Second Draft Neighbourhood Plan  
and Supporting Evidence Base**

Preparation of the second draft Neighbourhood Plan and its supporting evidence base. This included a decision to allocate sites for housing following changes to national planning policy.



**July - September 2018**

**Regulation 14 Consultation**

The consultation on the first draft Neighbourhood Plan was launched in July 2018. Site allocations were removed from the plan following disagreement with Waverley Borough Council over the chosen sites and national planning policy.



**April to May 2020**

**Preparation of the Final  
Neighbourhood Plan  
and Evidence Base**

Finalise the Neighbourhood Plan incorporating comments from the consultation process.



**June to July 2020**

**Submit the Final Neighbourhood  
Plan to Waverley Borough Council**

Waverley Borough Council are required to undertake a 6-week consultation on the submitted Neighbourhood Plan.



**September 2020**

**Independent Examiner review  
the Neighbourhood Plan**

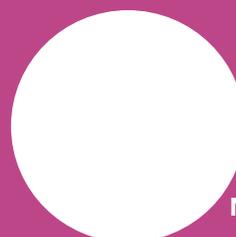
An independent Planning Examiner to test the Plan against the Government prescribed 'Basic Conditions'.



**Winter 2020**

**Neighbourhood Plan Referendum**

If the Plan passes its examination the Neighbourhood Plan area residents (based on electoral roll) will be able to vote for or against the Plan being adopted.



# 2. A portrait of Elstead

## Local Context

- 2.1 Elstead is situated within the beautiful countryside of the Surrey Hills Area of Outstanding Natural Beauty (AONB), in the County of Surrey. It is an attractive rural village where development is concentrated on two roads (Thursley Road and Milford Road) that meet at a central green. The 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.
- 2.2 Geographically, Elstead lies between Farnham, approximately 4.5 miles to the north west and Godalming, approximately 5 miles to the east on the B3001 road. Guildford, the county town, is located approximately 6 miles to the north east. The A3 and A31 road interchange lies between Elstead and Guildford, approximately 2.2 miles to the north east. Overall, Elstead has relatively good road links to surrounding key towns and settlements.
- 2.3 Whilst Elstead has good road links public transport accessibility is poor. The closest railway stations are Milford and Godalming on the Portsmouth to London line and Farnham on the Alton to London line. All are 3-4 miles from the village. There are currently no direct bus services to these stations from Elstead. Furthermore, there is only a weekday hourly bus service linking the village with Farnham, Godalming and Guildford. Saturday services are less frequent and there are no services on

a Sunday or Bank Holidays. Poor public transport accessibility is a particular issue for the community's young and elderly population.

## History

- 2.4 As with most English villages, the exact origins of Elstead are obscure. The first known reference to Elstead is in the 1128 foundation charter for Waverley Abbey, where it was called Helested. The Church of St James' was built within the parish in around 1138. Growth of the settlement can partly be attributed to the existence of a site for a watermill and two bridges over the River Wey. Elstead Bridge and Somerset Bridge, now Scheduled Ancient Monuments, date back to around 1300. The bridges are believed to have been built by the monks of Waverley Abbey after the floods of 1233.
- 2.5 There are domestic buildings within the village dating back to the 15th century. Their location suggests growth of a linear spring-line village related to the two principal roads and the location of fresh water springs and wells around Spring Hill and West Hill (also known as Bonfire Hill).
- 2.6 In 1801 the population of the village was just under 500, most of whom were involved in agriculture. The village was famous for carrot growing in the 19th century. It is during this period that many of the grander 'gentry' houses appeared, probably reflecting the new wealth created during the industrial revolution.

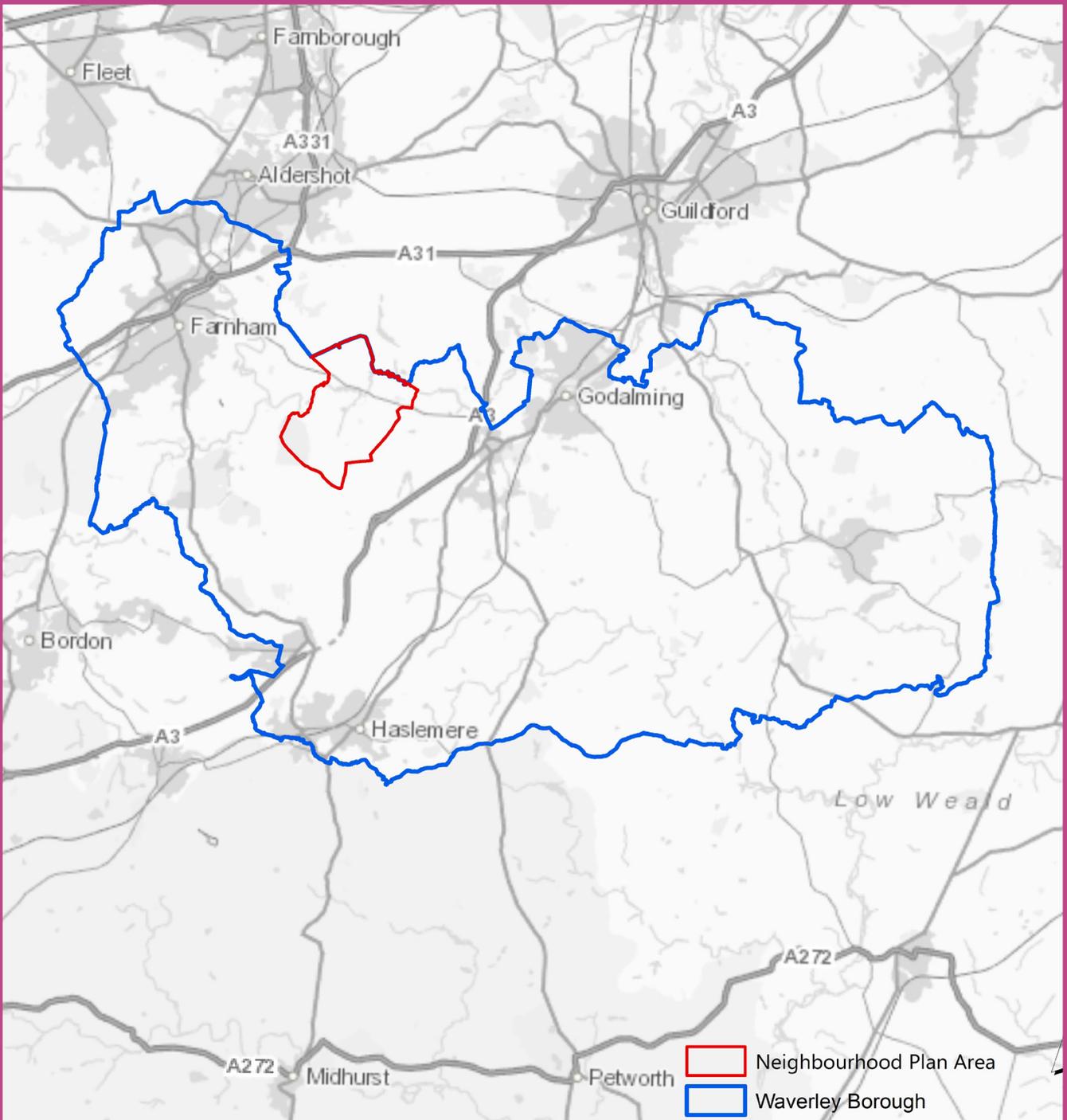


Figure 2.1: Spatial Context Plan

## Social Profile

### Population and Housing

- 2.7 At the time of the 2011 Census, the population within the Neighbourhood Plan area was 2,557 persons. The growth in population experienced within the area between the 2001 and 2011 Census was 94 persons (3.8%).
- 2.8 In terms of age profile in 2011, about 27% of Elstead's population was aged 65 and older, about 7% above the average for Waverley Borough and 9% above national average. According to the 2011 Census data the working age population (67.7%, 18 to 74 years of age) is lower than the Waverley average, as is the proportion of young people aged 0-17 years old (just under 20%). The age group of the 18 to 29 year olds (5.6%) is significantly under-represented in the local population.
- 2.9 Population projections undertaken by the Office of National Statistics (ONS) at the Borough level indicate that between 2019 and 2032 the total population of Waverley will increase by 3.7%. At the time of the 2011 Census the Neighbourhood Plan area has 1,118 dwellings. The Neighbourhood Plan area has circa. 2.28 persons per household.
- 2.10 The 2011 Census also showed that the area has broadly the same proportion of home ownership (75%) and social rented dwellings (15%) compared to the rest of the Borough. Census statistics identify that the Neighbourhood Plan area has a marginally higher proportion of family sized properties (3+ bed properties) than the rest of the Borough (70% compared to 66%) and conversely a marginally lower proportion of one and two bedroom properties for young people trying to get onto the property ladder or older people wishing to down-size, than the rest of the Borough (30% compared to 34%).
- 2.11 Analysis of 2001 Census and 2011 Census data indicates that the proportion of the Neighbourhood Plan area's housing stock that is 1-bed, 2-bed and 3-bed properties is decreasing (in particular 1-bed and 3-bed properties) whereas the proportion of 4+ bed housing stock is increasing. A reason for this change in housing stock balance is likely to be people choosing to extend their existing house as opposed to moving to a larger property. A consequence of this trend is an ever decreasing stock of smaller sized properties for newly forming younger families or those wishing to down-size.
- 2.12 The Elstead and Peper Harow Housing Needs Survey, March 2019, highlighted that housing affordability is a key issue for the Neighbourhood Plan area. Waverley is amongst the most expensive areas in Surrey and Elstead and Peper Harow are more than 37% more expensive than the average Surrey home and 147% more expensive than the average property in England (based on 2018 Land Registry data).
- 2.13 The Elstead and Peper Harow Housing Needs Survey also identified, based on a local survey, that there were approximately 22 households from Elstead in need of affordable housing (15 households in need of affordable rent and 7 in need of shared ownership).

2.14 Persistent challenges are related to local housing choices: specifically a limited range of available housing tenures, property sizes and the number of genuinely affordable homes for young families and more mature households.

### Health and Well-being

2.15 The 2011 Census outlines that the majority of residents are in 'very good' or 'good' health. This is broadly the same as the wider Waverley Borough area. The Neighbourhood Plan area falls geographically within two of the Office for National Statistics defined Lower Super Output Area's (LSOAs) (Waverley 011A and Waverley 011B). The Government's Index of Multiple Deprivation 2019 indicates the Waverley 011A is within the 30% least deprived LSOAs in England and Waverley 011B is within the 10% least deprived LSOAs in England.

2.16 There is one GP practice with two full time GPs within the Neighbourhood Plan Area (the Springfield Surgery). NHS data indicates that 4,120 patients are registered with the practice. Based on the NHS Healthy Urban Development Unit Model population size standard (a requirement for one GP per 1,800 people) the practice is already marginally oversubscribed. There are two dental practices in Elstead (The Elstead Dental Surgery and the Tanshire Clinic) and alternative dental practices may be found within the neighbouring settlements of Milford, Witley and Godalming.

2.17 In terms of educational facilities St James' Primary School is the only primary school within the Neighbourhood Plan area.

Data from the Department for Education (DfE) for the 2017/18 academic year indicated that the school has some limited headroom to accommodate additional primary school pupils. Although there is potential to expand the school physically, any expansion would only be justified and feasible through a significant increase in pupil numbers. Any expansion which diverted pupils from neighbouring schools could undermine the viability of these schools and lead to unsustainable travel choices and local highway congestion.

2.18 There are currently two pre-schools operating in the village, Peter Pan Pre-school and Rainbows Nursery School. Both use community buildings (Elstead Sports Pavilion and the Village Hall). Several other pre-schools can be found just outside the NHP area, at Thursley and Shackleford as well as in Milford, Witley and Godalming. The closest secondary school to the Neighbourhood Plan area is Rodborough School, Milford and the closest 6th form being Godalming College. Department for Education (DfE) data also indicates that these schools have limited existing capacity to accommodate additional housing growth.



Image courtesy of R Awbery

2.19 Village sports and recreation facilities include two recreation grounds (Thursley Road Recreation Ground and Burford Lodge Recreation Ground, totalling 5.5 ha in area) accommodating a cricket square, two adult soccer pitches and three junior pitches, a tennis club with 5 courts and a club house and two large children's play areas. The Thursley Road ground is served by a large modern sports pavilion which also accommodates the Peter Pan Pre-school. Both of the recreation grounds are owned and managed by the Parish Council, with the various sports clubs responsible for the maintenance of their specialised facilities. There are also smaller children's play areas at the Croft development and at Springfield. Adjacent to the Burford Lodge ground are the Elstead Village Allotments, comprising 31 half-sized allotments. The land is owned by the Parish Council and managed by the Elstead Village Allotment Association.

2.20 The demand for recreational land in the NHP area is increasing as a result of the growth in population and the success of the junior football club. There are no usable changing facilities or clubhouse at the Burford Lodge ground, which is a significant issue in terms of providing a safe and appropriate environment for organised sport.

2.21 Overall and for its size, Elstead is reasonably well provided for in terms of recreational, leisure and community facilities with approximately 50 social and sports organisations. 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 World War 2), garden club, allotment association, 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.

2.22 The three public houses in the village (all of which provide restaurant facilities) are key focal points of social life in the village and are an important part of the community infrastructure (The Woolpack, The Golden Fleece and The Mill). They provide services for local tourism and are important local employers.

2.23 The village has a local convenience store (Spar), which includes a Post Office counter. There are several other retail premises, including a pharmacy, hairdresser and fish and chip shop. Godalming town centre. Farnham Town Centre and Guildford Town Centre are all located within 6 miles of the Neighbourhood Plan area. These town centres are home to a wide range of recreational and cultural activities including leisure centres, libraries, cinemas and retail.

### Environmental Profile

2.24 As shown on the constraints plan in Figure 2.2, the whole of the Neighbourhood Plan area is located within the Surrey Hills Area of Natural Beauty (AONB), and also within the Wealden Heath Special Protection Area (SPA) 5km buffer zone. A third of

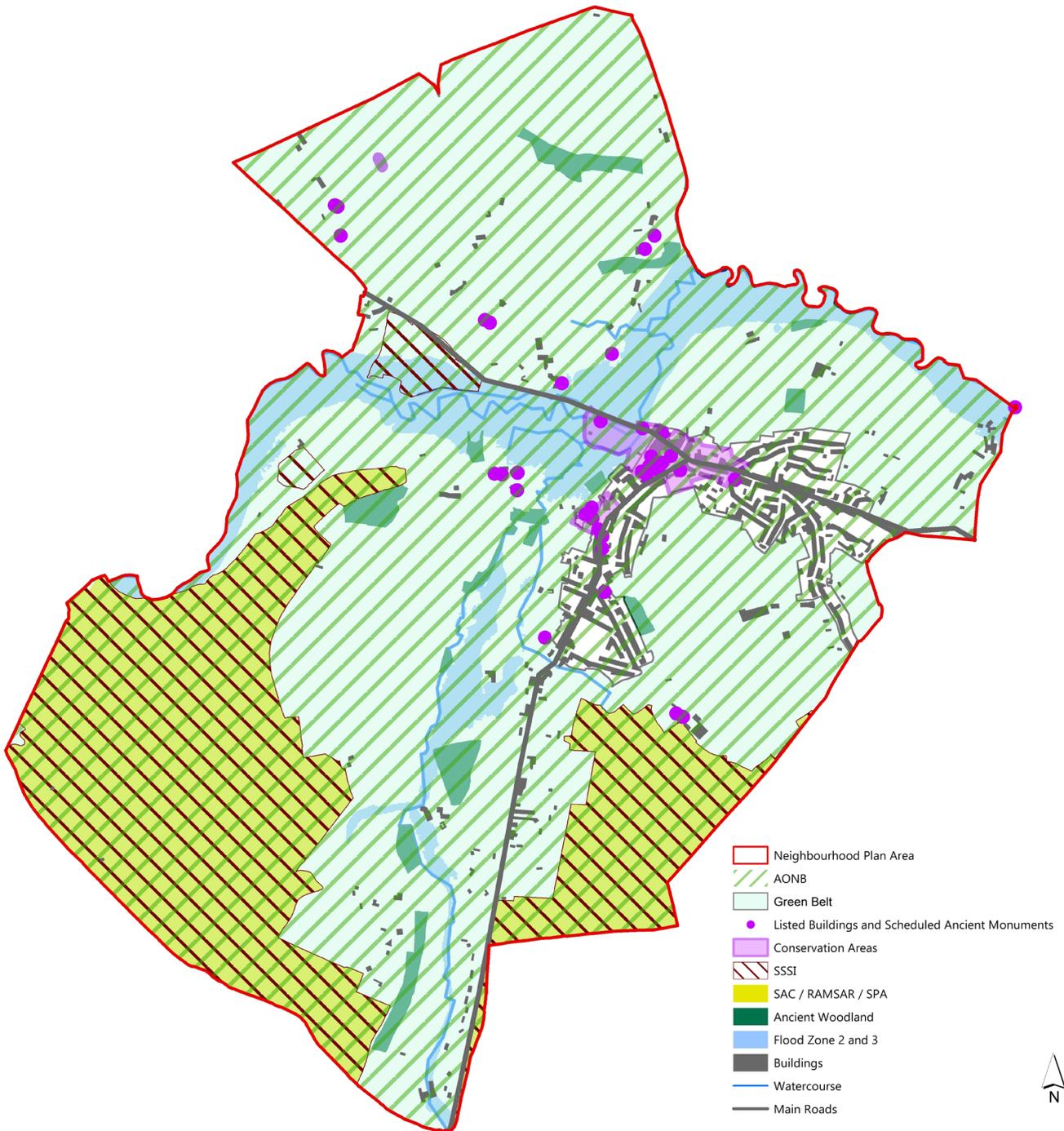


Figure 2.2: Constraints Plan

the area is designated as a Site of Special Scientific Interest (SSSI) and much of the remainder is within the 400m SPA zone of influence (i.e. land outside the Special Protection Area but within 400m from its boundary). All of the Neighbourhood Plan area outside of the defined settlement boundary forms part of the Green Belt. Within all of these designations, national and local planning policy is clear that development should be restricted.

2.25 In addition to Elstead Bridge and Somerset Bridge, which are Scheduled Ancient Monuments, the Neighbourhood Plan area is rich in designated and non-designated heritage assets including a broad mix of Listed Buildings within the Elstead Conservation Area.

2.26 The character of the countryside surrounding Elstead has remained largely unchanged for many years and comprises a patchwork of woodland, farmland and open heath on either side of the flood meadows of the River Wey. 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 surrounding countryside is strong. Bonfire Hill itself is an open area of grassland and high hedges and is a dominant and important landscape element.

2.27 The extensive common land south of Elstead includes a central low-lying area of wet heath with bell heather, cross leaved heath and associated grasses, surrounded by drier heathland communities of heather and gorse. The Elstead, Royal, Ockley, Hankley, Bagmoor, Guinea and Thursley Commons comprise a contiguous area of

healthland (an area designated as a SSSI) which extends towards Milford, Tilford and Frensham.

2.28 On higher ground pine trees predominate. The Great Grey Shrike, Dartford Warbler and the Hobby are regular avian visitors with regional sighting of Osprey, Montague's Harrier and even the rare Hoopoe.

2.29 Bog Asphodel and Marsh Orchids are found locally, and Pudmore Pond and neighbouring patches of open water are renowned for their population of dragonflies.

2.30 The River Wey passes through the village in a strip of Flood Zone 3 which is about 200 metres wide. It passes under Elstead and Somerset Bridges (both Scheduled Ancient Monuments) and creates Flood Warning Areas at Elstead Mill and former Weyburn Works (now Water Meadow Place). Fluvial flooding has made the two bridges impassable to traffic for several days on at least four occasions over the last 10 years.

2.31 Springs in the area of Springfield also cause problems in the eastern part of the village around Milford Road. High groundwater is the source of flooding in the western part of the village around Red House Lane. In the Big Survey 2015/16, 27% of respondents reported flood or drainage problems in these areas.

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

ditches (both private and public). In older parts of the village storm drainage has on occasion caused the foul drainage system to overflow into gardens.

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

### Economic Profile

2.34 According to the 2011 census, 67.7% people living in the Neighbourhood Plan area were economically active. In regards to employment within the Neighbourhood Plan area, the following three occupation categories support the majority of residents:

- Professional occupations (20.9%);
- Managers, directors, senior officials (15.8%) and
- Associate professional & technical occupations (15.9%).

2.35 Overall, 52.6% of residents within the Elstead and Weyburn Neighbourhood Plan area are employed in one of the above three occupation categories, which is lower than the total for Waverley (54.9%), but higher than the totals for the South East of England (44.8%) and England (41.1%). This suggests that the Elstead and Weyburn Neighbourhood Plan has a highly skilled workforce, supported by the percentage of residents with a Level 4 qualification

(equivalent to Certificate of Higher Education) or above.

2.36 According to the 2011 Census, the most popular mode of travelling to work by residents within the Neighbourhood Plan area was by private vehicle, either as a passenger or driver (43%).

2.37 21% of respondents to the Big Survey in December 2015 stated that they work in the Neighbourhood Plan area. A meaningful proportion of residents within the Neighbourhood Plan area work from home (8%).

2.38 The area's main employment site is the successful Tanshire Business Park, which accommodates upwards of 300 employees across a range of small business enterprises. Other local employers include the three pubs/restaurants, the three cafes, St James Primary school, Bridge House Care Home, Chandlers Garage and the medical and dental practices to name but a few. Reflective of the area's rural character, equestrian related employment is an important local employer.

2.39 Tourism, in particular day visitors who are attracted to the open 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 local public houses, restaurants and cafés and the equestrian related businesses within the area. On occasions the influx of visitors can lead to localised traffic and parking congestion around the village centre and near the village hall.

2.40 The NHP area has experienced a significant loss of business activity over the past 20

years or so, owing to the redevelopment for housing of several major employment sites. The losses include three local building companies, a bus depot, two vehicle repair yards, a plant nursery and the large Federal Mogul engineering works, based at the former Weyburn Works, which at its peak employed several hundred people.

- 2.41 Several smaller retail premises have also been lost including a farm shop, a florist, a greengrocers, post office and convenience store, hardware shop, public house and a chiropractor. Some premises remain which are now run as specialist services rather than retail outlets, but the majority are now houses.
- 2.42 Of concern is that the driving force behind the loss of employment land has not necessarily been due to business viability and high rates and rents but more the about the land value uplift associated with residential redevelopment. In light of this it will be important to protect and retain employment land within the Neighbourhood Plan area.

### Planning Policy Context

- 2.43 The Localism Act (2011) and the Neighbourhood Planning (General) Regulations (2012) set out the guidelines for preparing a Neighbourhood Plan. One matter of particular importance is the need for Neighbourhood Plans to be consistent with both the National Planning Policy Framework and any relevant Development Plan policies.
- 2.44 The Development Plan for the Neighbourhood Plan area currently comprises the Waverley Local Plan Part 1

(WLPP1), adopted February 2018 and the 'Saved' policies of the Waverley Local Plan, adopted 2002. These adopted strategic policies will be used to guide development for the area until the emerging Waverley Local Plan Part 2 (WLPP2) is adopted which will replace the dated 'Saved' policies. Although the WLPP2 is still emerging, it is still a material planning consideration for guiding development proposals in the Neighbourhood Plan area. The Elstead Village Design Statement, adopted in the mid 1990s and since updated, highlights the design qualities in Elstead which residents value. It is intended as a practical tool to influence the design of new development in the village. It has the status of supplementary planning guidance. Several of its key features have been incorporated in the Neighbourhood Plan.

- 2.45 The WLPP1 covers the 19 year period between 2013 and 2032. The emerging WLPP2 will also cover the same 19 year period. To align with the higher level Development Plan this Neighbourhood Plan was also been prepared to cover the same plan period i.e. 2013 to 2032.
- 2.46 The WLPP1 includes a minimum housing figure for Elstead of 160 new homes over the period between 2013 and 2032. To date, 97 of these new homes have been delivered or received planning consents. In light of latest Waverley Borough Council monitoring data for dwelling construction and planning approvals in NHP area, the Neighbourhood Plan needs to allocate land to deliver at least a further 63 dwellings in the period up to 2032.
- 2.47 As part of the WLPP1 process, Waverley Borough Council identified two 'broad

areas for potential adjustment to the Green Belt boundary' within the Neighbourhood Plan area. Both of these areas were sites off Hookley Lane: Land to the Rear of the Croft and Land at Four Trees. They are both some distance away from the main village services and facilities and one (Land at the Rear of the Croft) has restricted access.

2.48 Under the National Planning Policy Framework in force prior to January 2019, modifications to Green Belt boundaries to accommodate new dwellings could be made only by local planning authorities. As there is clearly insufficient space within the current Settlement Area to accommodate the required number of additional dwellings allocated to the Neighbourhood Plan area, this meant that land allocations would in effect need to be made by Waverley Borough Council in the context of the WLPP2 process. The preliminary WLPP2 'emerging options' paper, published for consultation in April 2018, proposed the removal of land associated with the Croft site and the Four Trees site from the Green Belt, together with a small part of a third site at Sunray Farm, immediately to the east of West Hill, and to allocate the land for residential led development.

2.49 However, in light of Waverley Borough Council pausing the preparation of the WLPP2, due to the public response to the preliminary draft, and a change in national policy in March 2018 that now enables Neighbourhood Plans to review Green Belt boundaries, the Neighbourhood Plan Steering Group decided that it should be the local community, and not Waverley Borough Council, who decide where the new homes go. National guidance

stipulates that Neighbourhood Plans cannot provide for less development than has been set out within the higher level Local Plan, but can provide more development if it is to support identified community needs.

2.50 In addition to housing, this Plan also provides the local community with the opportunity to decide the locations of employment, retail and community developments, as well as developing principles for how the village's environment can be enhanced.



# 3. Vision and Key Planning Principles

3.1 Section 3 of the Neighbourhood Plan sets out the Vision for the plan and provides an overall framework for guiding development across the Neighbourhood Plan area by taking into account development constraints and characteristics specific to Elstead. Sections 4 to 9 of the Neighbourhood Plan set out the Objectives and Planning Policies (PP) for the specific Neighbourhood Plan themes.

3.2 The policies in this Plan are in accordance with the relevant Saved policies of the Waverley Local Plan 2002, the Waverley Local Plan Part 1, February 2018, (WLPP1) and the emerging Waverley Local Plan Part 2 (WLPP2) (“the Development Plan”) and have regard to national policy and guidance.

## Vision

**By 2032 Elstead and Weyburn will have preserved its rural character and retained its vibrant and thriving community spirit. It will remain a highly desirable and attractive place to live, work and play, providing improved facilities and enhanced infrastructure that meet the needs of all residents, businesses and visitors.**

3.3 The Vision and Objectives for the plan were shaped from analysis of fact, figures and trends, but importantly also the views of local residents and businesses through the Big Survey in late 2015 and the Mini Survey in late 2016. The plan Objectives have been ordered by theme and set out within Sections 4 to 9 of the Neighbourhood Plan.

## Policies

### Policy PP1 Settlement Boundary

**The settlement boundary of Elstead village is defined on the Key Diagram (Figure 3.1, page 20). Development proposals outside of the settlement boundary will only be permitted in exceptional circumstances.**

3.4 Much of the Neighbourhood Plan area is covered by nationally and internationally important policy designations, including the Surrey Hills Area of Outstanding National Beauty (AONB), Special Protection Area (SPA) buffer zones, a Site of Special Scientific Interest (SSSI), heritage assets and the Green Belt. There is a need to protect existing green corridors between small pockets of development beyond the settlement boundary and prevent the coalescence between Elstead village and Peper Harow. In view of this, and in accordance with national policy, development outside of the defined settlement boundary will be strongly resisted.

3.5 However, in order to meet development needs over the plan period, the settlement boundary has been redefined to include the sites allocated for development within this Plan. In redefining the settlement boundary the following factors have been considered:

- The role and function of the Green Belt;
- Where practical, boundaries follow clearly defined physical and durable features (e.g. walls, fences, hedgerows, roads and water courses);
- Built and extant planning permissions for areas which are physically/functionally related to the settlement
- Site areas identified in the WLPP1, which are physically/functionally related to the settlement.
- The visual character of the settlement in terms of its density and pattern of built development.
- Large gardens or other areas whose inclusion or possible development would harm the structure, form and character of the settlement should be excluded. This includes extended curtilages of properties that relate more closely to the open countryside and isolated and sporadic development that is clearly detached from the main built up area.
- The agricultural quality of the land, landscape and biodiversity impacts, local employment and historic use of lands which are physically/functionally related to the scope of the land supporting rural regeneration.
- Ability of the identified land to support sustainable patterns of development, in particular in terms of its proximity to key services and facilities and the

need to reduce the traffic impact of new development.

- Ability to deliver major components of the vision and objectives of the Neighbourhood Plan by 2032 and beyond.

3.6 In redefining the settlement boundary a number of small additional changes have been made. Details of these changes are set out within the Site Selection and Settlement Boundary Changes supporting document.

## Policy PP2 Core Planning Principles

**Development proposals should demonstrate how:**

- i) The scale and character of the proposal respects the landscape character, landscape features, street scene, heritage assets, important local spaces, and key views into and out of Elstead.**
- ii) The proposal will make a positive contribution to the local character, shape and scale of the area.**



# Key Diagram

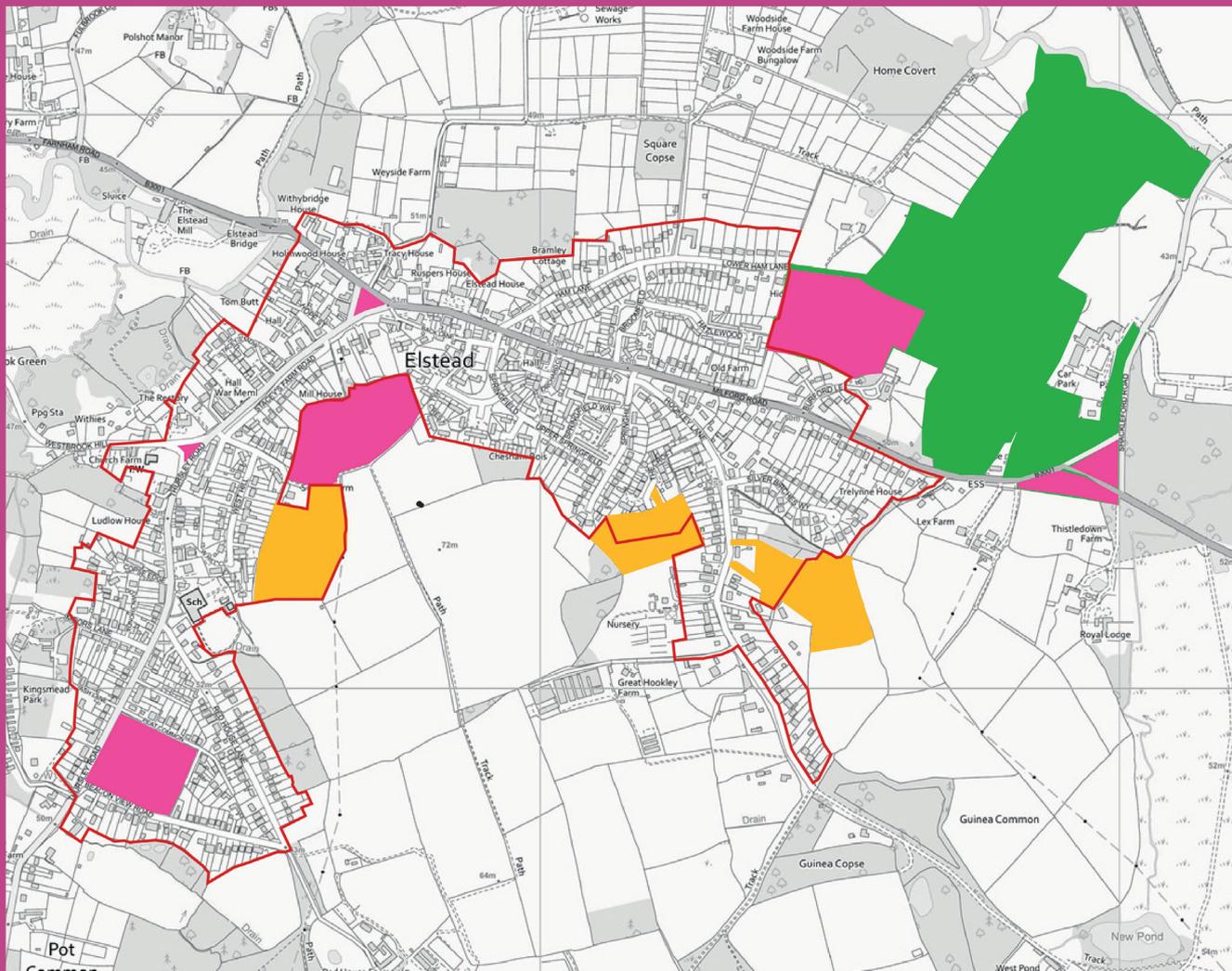


Figure 3.1 Key Diagram

- Settlement Boundary
- Tanshire and Weyburn Green Gap
- Local Green Spaces
- Housing Sites

# 4. Housing

## Introduction

- 4.1 This section of the Neighbourhood Plan sets out the number, location and type of new homes for Elstead. Matters relating to the design and construction of homes are covered in the Environment, Sustainability and Design chapter (page 27).
- 4.2 The Waverley Local Plan Part 1 (WLPP1) outlines that over the period between 2013 and 2032, a minimum of 160 net additional dwellings need to be delivered at Elstead. To date, 97 of these dwellings have already been delivered or are the subject of planning consents. In view of this, the Neighbourhood Plan needs to allocate land to deliver at least a further 63 dwellings in the period up to 2032.
- 4.3 The limited amount of previously available land within the existing defined settlement boundary necessitates the need to allocate an area of greenfield land on the edge of the settlement. The settlement boundary has therefore been redefined to reflect the inclusion of new housing-led development. Settlement boundary changes can only be made through the Neighbourhood Plan or Local Plan review processes.
- 4.4 Technical work by independent agencies has been undertaken to ensure that the sites allocated for housing are suitable, achievable (that they are financially viable) and available (that the owners are willing to bring the site forward).

## Community Feedback

- 4.5 The Big Survey of 2015/2016 and the follow-up mini survey of 2017 sought to gain maximum local input from residents, businesses and landowners. Responses indicated:
- 92% of respondents are owner occupiers;
  - 3% (14 respondents) are on the local council housing register or waiting list
  - 58% of respondents strongly agree or agree that there is demand for new home within the Neighbourhood Plan area and 52% of respondents support housing growth over the next 15 years;
  - There is a high need for 2 and 3 bed properties as either starter homes, smaller family homes or properties to downsize.
  - There is a need for housing for the elderly (retirement homes and nursing homes) and adults with disabilities.



## Policies

### Housing Objectives

**HO1:** To provide the number of new homes as required by Waverley Borough Council.

**HO2:** To identify potential sites for housing development through robust and objective suitability assessment process

**HO3:** To keep housing development within the existing settlement boundary.

**HO4:** To ensure new homes contribute to a greater choice of property sizes and tenures, particularly two and three-bed properties for first time buyers and older residents who may wish to downsize.

**HO5:** To deliver affordable housing to meet local need with particular regard to housing those with a defined local connection to Elstead and Peper Harow.



### Policy H1: Housing Allocations

Proposals for residential development will be supported on the sites listed below, provided that the proposed development is in accordance with the policies contained within this Plan and the Development Plan:

- i) Sunray Farm: 42 dwellings
- ii) The Croft: 10 dwellings
- iii) Four Trees: 11 dwellings

### Policy H2: Sunray Farm

The Sunray Farm site is allocated for:

- (i) 42 dwellings within the 1.67 hectares defined as the extent of residential development within Figure H2.
- (ii) 0.17 hectares of commercial development (Class B1 Use) within the area defined within Figure H2.
- (iii) 0.48 hectares of retained and enhanced landscape buffer and public open space within the areas defined within Figure H2.

Development proposals on the site should be landscape led and:

- (a) Deliver a planting and landscape strategy within the defined landscape buffer to minimise landscape impact and create a soft countryside to urban edge.
- (b) Provide vehicular access from West Hill.
- (c) Provide a pedestrian and cycle access between the site and West

**Hill / West Hill Close.**

- (d) Provide a Local Equipped Area of Play and public open space focal point with good natural surveillance.**
- (e) Provide a local community co-working space following the principles set out within Policy EBS3 within the area defined as commercial development.**
- (f) Plans must be accompanied by a Landscape and Visual Impact Assessment.**

- (g) Provide appropriate off-site Suitable Alternative Natural Greenspace mitigation.**

**In accordance with Policy ESDQ3 a Design and Development Brief must be produced setting out the principles for development. This Brief must be discussed and agreed with Elstead Parish Council within a reasonable time prior to being submitted as part of any planning application. The development must be implemented in accordance with the principles set out in the Design and Development Brief.**

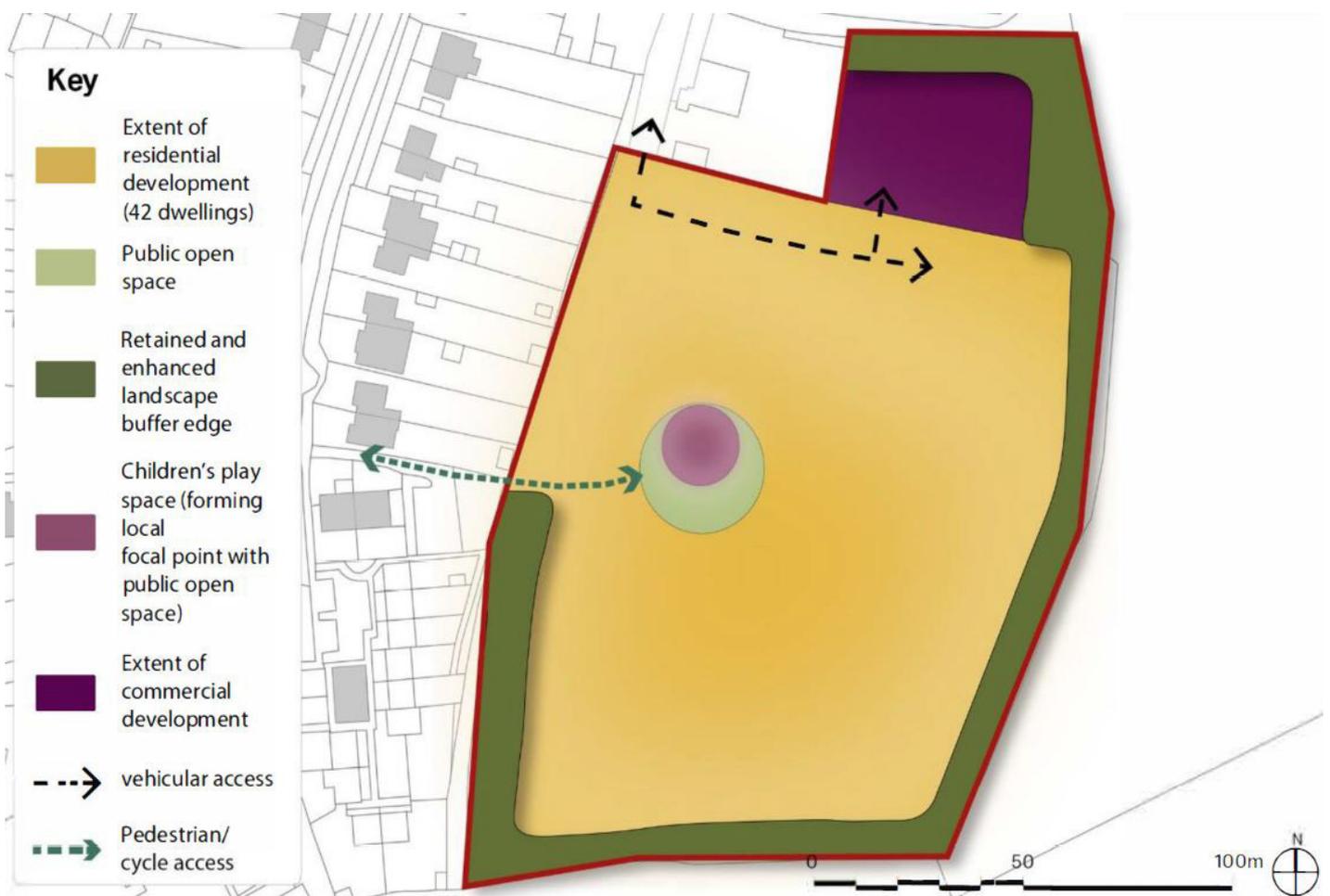


Figure H2: Sunray Farm

## Policy H3: The Croft

The Croft site is allocated for:

- (i) 10 dwellings within the 0.55 hectares defined as the extent of residential development within Figure H3.
- (ii) 1 hectare of retained and enhanced landscape buffer and Public Open Space within the areas defined within Figure H3.

Development proposals on the site should be landscape led and:

- (a) Deliver a planting and landscape strategy within the defined landscape buffer to minimise landscape impact and create a soft countryside to urban edge.
- (b) 2 to 3 plots on the site should be self-build or custom-build dwellings.

- (c) Provide vehicular access from The Croft.
- (d) Provide a Local Equipped Area of Play and Public Open Space focal point with good natural surveillance.
- (e) Plans must be accompanied by a Landscape and Visual Impact Assessment.
- (f) Provide appropriate off-site Suitable Alternative Natural Greenspace (SANGs) mitigation.

In accordance with Policy ESDQ3 a Design and Development Brief must be produced setting out the principles for development. This Brief must be discussed and agreed with Elstead Parish Council within a reasonable time prior to being submitted as part of any planning application. The development must be implemented in accordance with the principles set out in the Design and Development Brief.

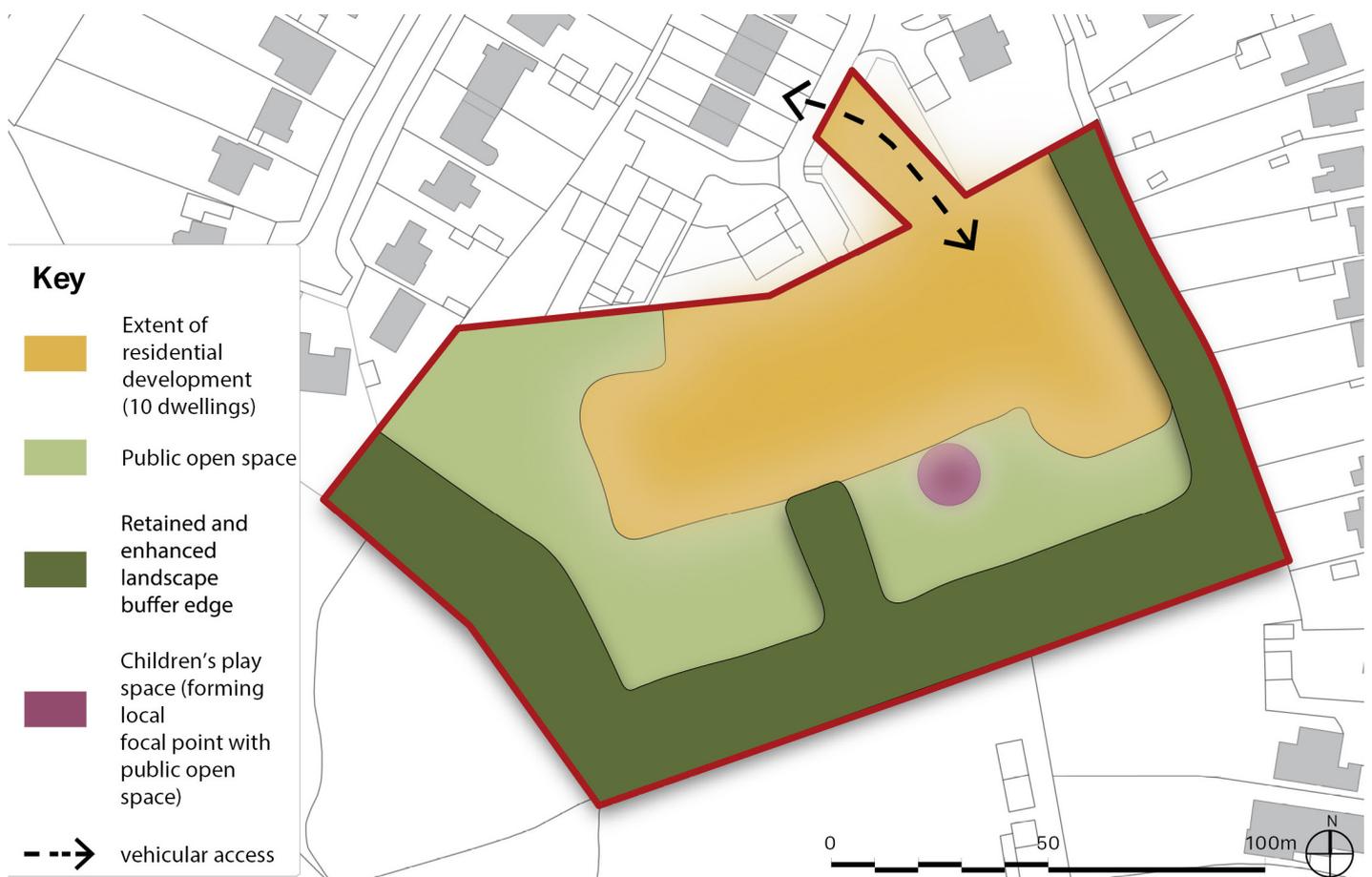


Figure H3: The Croft

## Policy H4: Four Trees

The Four Trees site is allocated for:

- (i) 11 dwellings within the 0.48 hectares defined as the extent of residential development within Figure H4.
- (ii) 1.82 hectares of retained and enhanced landscape buffer and Public Open Space within the areas defined within Figure H4.

Development proposals on the site should be landscape led and:

- (a) Deliver a planting and landscape strategy within the defined landscape buffer to minimise landscape impact and create a soft countryside to urban edge.
- (b) 2 to 3 plots on the site should be self-build or custom-build dwellings.

(c) Provide vehicular access from Hookley Lane.

(d) Plans must be accompanied by a Landscape and Visual Impact Assessment.

(e) Provide appropriate on-site Suitable Alternative Natural Greenspace (SANGs) within the Public Open Space area defined within Figure H4.

In accordance with Policy ESDQ3 a Design and Development Brief must be produced setting out the principles for development. This Brief must be discussed and agreed with Elstead Parish Council within a reasonable time prior to being submitted as part of any planning application. The development must be implemented in accordance with the principles set out in the Design and Development Brief.



Figure H4: Four Trees

## Policy H5 Windfall Sites

**Residential development on infill and redevelopment sites within the defined settlement boundary will be supported, subject to the proposals being well-designed and meeting relevant requirements set out in other policies within this Plan and the Development Plan.**

- 4.6 In addition to the housing delivered on the sites allocated within this Plan, residential developments may also come forward on previously developed sites within the defined settlement boundary. Such proposals are known as ‘windfall sites’. Development on windfall sites must demonstrate they achieve the best use of land in a manner that does not adversely impact on other policies within this Neighbourhood Plan, particularly those that relate to environmental, landscape and design quality.

## Policy H6: Housing Choices

**New residential developments must provide for a broad mix of housing sizes. In determining the appropriate mix, consideration must be given the most up to date evidence provided by Waverley Borough Council and local evidence within the Elstead and Peper Harow Housing Needs Survey.**

- 4.7 The housing mix recommended within Waverley Borough Council’s West Surrey Strategic Housing Market Assessment and therefore Policy AHN3 of the Waverley Local Plan Part 1 is set out within Table 4.1 below:

	1-bed	2-bed	3-bed	4+ bed
Market	10%	30%	40%	20%
Affordable	40%	30%	25%	5%
All Dwellings	20%	30%	35%	15%

- 4.8 The Elstead and Peper Harow Housing Needs Survey, May 2019, outlines that provision of a range of 2- and 3-bed properties would help meet the aspirations of those looking to downsize from very large homes whilst also helping to meet the needs of newly forming household and growing families.

## Policy H7: Affordable Housing Provision

**Residential development will provide affordable housing provision in accordance with the policies set out within the Development Plan. There is a presumption for on-site affordable housing delivery.**

- 4.9 The affordable housing proportion of development, as defined by the Local Plan, is expected to be delivered on site and ‘tenure blind’. Information on financial viability impacting on the affordable housing proportion is expected to be shared in a transparent manner at an early stage of the design process, at outline and detailed planning application stage and reviews thereafter. This is to facilitate a meaningful assessment of the proposals. Priority should be given to these living ‘in’ or ‘with’ a local connection to the Parishes of Elstead and Peper Harow.

# 5. Environment, Sustainability and Design Quality

## Introduction

- 5.1 Section 5 sets out the policies relating to the environment, sustainability and design quality.
- 5.2 Elstead is a historic rural village in the Surrey Hills Area of Outstanding Natural Beauty (AONB). Views of and from Bonfire Hill, a local high point, strongly define the spring-line shape of Elstead. There are two Conservation Areas within the Parish. The area associated with the village core (Elstead Conservation Area), and Westbrook Green Conservation Area. There are 36 Listed Buildings and three Scheduled Ancient Monuments (Elstead Bridge, Somerset Bridge and Triple Bell Barrow on Turners Hill) within the Neighbourhood Plan area.
- 5.3 New development over the course of the Plan period needs to be sympathetic and in keeping with the existing rural character of Elstead. It must also take account of its setting within the Surrey Hills AONB.

## Community Feedback

- 5.4 The Big Survey of 2015/16 and the follow-up mini survey of 2017 sought to gain maximum local input from residents, businesses and landowners. Feedback indicated:
- Homes should have sufficient space for car and cycle parking and gardens;
  - Garden space must be commensurate with that of the adjacent properties.
  - Achieving high quality design is very important.
  - 69% of respondents consider protecting and enhancing recreation grounds is of high importance.
  - Protecting Bonfire Hill and Hankley Common were highlighted in particular.
  - 67% of respondents consider protecting and enhancing the look and feel of the Village Greens is of high importance.
  - Maintaining and protecting the rural character of the village is of key importance to the local community. In particular by protecting views across the open countryside from the Settlement Area and by preserving and where possible enhancing the rural features and characteristics (especially trees and hedges) of the two main thoroughfares (the Milford Road and Thursley Road).
  - Protecting existing trees and habitats where possible. Any trees removed must be replaced by similar native species. Planting more trees and creating habitats to help wildlife and reduce flood risk is important.

## Environment, Sustainability and Design Quality Objectives (ESDQ)

**ESDQ01:** To protect and enhance Elstead and Weyburn's rural identity and their setting within the Surrey Hills Area of Outstanding Natural Beauty.

**ESDQ02:** To maintain Peper Harow as a 'dark skies' parish.

**ESDQ03:** To ensure any conversion or subdivision of properties has no detrimental impact on local character or amenity value.

**ESDQ04:** Development will be design-led and sensitively respond to the scale and character of existing neighbouring buildings and wider setting within the village.

**ESDQ05:** Development will provide public and private green spaces that help to create wildlife corridors, encourage biodiversity and enhance public health and well-being.

**ESDQ06:** 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.

**ESDQ07:** To protect and enhance views of and from Bonfire Hill, a local high point, which strongly defines the spring-line shape of Elstead.

**ESDQ08:** To maintain the green corridor between Weyburn and Tanshire development and village centre thus preventing coalescence.

**ESDQ09:** Encourage the delivery of sustainable construction methods including energy and water efficiency measures.



Image courtesy of Anthony Ainslie

## Policies

### Policy ESDQ1: Character and Design

New developments must respond to the specific urban and landscape character of the site and its setting. Proposals must have regard to the Village Design Statement and demonstrate how the development contributes towards protecting and enhancing the character of Elstead as a rural village.

Unless it can be demonstrated that the proposed development would not harm the local character, all new development should 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;
- (b) Established plot widths within the locality, 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.

Development proposals on the edge of the settlement boundary should also sensitively connect and integrate with the landscape character surrounding the development

Within a new developments, building materials should, where appropriate, complement the variety of local materials found in the locality.

Peper Harow will remain a 'dark skies' parish. Any development that has light polluting impacts within Peper Harow will be strongly resisted.

### Policy ESDQ2: Conservations and Subdivisions

Permission for development concerned with conversion and subdivision of residential properties, with or without associated extensions, should ensure:

- Features such as trees, boundary walls, hedges and open spaces are preserved or replaced so as to match or enhance in style and volume of canopy that which has been lost.
- Boundaries between individual sites, (particularly when readily visible from outside a site) are defined in a way that retain and enhance the character of the site and its setting.

- 5.5 Policies ESDQ1 and ESDQ2 do not seek to impose a particular architectural style. Instead they aim to ensure that all new development relates to the specific local character of Elstead and Peper Harow. 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. A central part to achieving excellence in design is responding positively to and integrating with the landscape setting as well as the built environment through:

- Using good quality materials that complement the existing palette of materials used within the Elstead area;
- Avoiding uniformity in style in larger developments;
- Responding positively to the prevailing local roofscape and respecting sightlines and privacy of neighbouring properties;
- Planting native trees, shrubs, hedges and other plants with positive contributions to local wildlife, biodiversity and local area;
- Ensuring safe access for pedestrians, cyclists, and other road users;
- Providing adequate private and visitor off-street car and bicycle parking;
- Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact;
- Encouraging innovative design that reduces energy and water usage in the construction and operational phase; and
- Promoting high quality spaces with high levels of daylight and utilising passive winter solar gain;
- Ensuring connection of development to reliable super-fast high speed broadband is provided and secured.

### **Policy ESDQ3: Design and Development Briefs**

**Prior to submitting a planning application, development proposals that include a net increase of 5 dwellings or more and/or any development with a combined gross floorspace of 1000m<sup>2</sup>, are required to prepare a Design and Development Brief. Development must**

**be implemented in accordance with the principles set out in the Design and Development Brief.**

**Applicants should seek to discuss the content of the Design and Development Brief with Elstead Parish Council and Peper Harow Parish.**

**The Design and Development Brief should include as a minimum:**

- **A plan showing the site's location and its' policy constraint and opportunity context;**
- **An illustrative or detailed layout;**
- **Location, type and management of open space and recreation facilities;**
- **Location, type and management of landscaping;**
- **Management, impact and mitigation of views, vistas and adjacencies;**
- **Building uses, scale, height, density and massing;**
- **Materials palette;**
- **How the development responds to local character;**
- **Mix of dwelling types and tenure;**
- **Details of connections to the existing walking and cycling network;**
- **Parking provision;**
- **Promotion of sustainable development and energy efficiency**
- **Indicative timing and phasing of the proposed development; and**
- **Details of proposed infrastructure and other community benefits.**

5.6 Both national and local planning policy and guidance encourage high quality design that responds to the specific characteristics of the site and wider area. In addition to enabling communities to decide where new development should go, one of the key purposes of Neighbourhood Planning is to enable local communities to say what new development should look like. To ensure Elstead's residents and businesses are pro-actively able to influence and shape new development coming forward at an early stage in the design process, development proposals that include a net increase of 5 dwellings or more and/or a combined gross floorspace of 1000m<sup>2</sup> are expected to prepare a Design and Development Brief.

5.7 A 'Design and Development Brief' is a recognised tool to achieve better design and ensure its suitability early on. Applicants set out their proposals for new development schemes with sufficient detail to allow the local community to understand what is being proposed and engage in a meaningful consultation process. A 'Design and Development Brief' is part of an iterative design process through which local views and knowledge can be incorporated into the evolution of the design of the development and form part of the required Design and Access Statement in the development management process.

5.8 In preparing the Design and Development Brief the following three stage process is encouraged:

#### Stage One: Early Engagement

- a) Offer to meet with Elstead Parish Council and where appropriate Peper Harow Parish to discuss initial design proposals for the site;
- b) As a minimum, undertake a one day public consultation event that is appropriately attended by a technical team;
- c) Provide Elstead Parish Council and where appropriate Peper Harow Parish with an opportunity of an accompanied site visit.

#### Stage Two: Design Refinement

- d) Provide Elstead Parish Council, and where appropriate Peper Harow Parish with a short summary statement of the public consultation feedback and offer to meet with representatives to discuss and review the feedback and any resulting proposal modifications.

#### Stage Three: Agree the Design Brief

- e) Offer to present the final proposals and planning application submission to Elstead Parish Council, and where appropriate Peper Harow Parish;
- f) Within an agreed reasonable time prior to the submission of any planning application, Elstead Parish Council, and where appropriate Peper Harow Parish will provide a Design and Development Brief Position Statement to the applicant confirming the satisfactory completion of the Policy ESDQ3 Design and Development Brief process.

5.9 This Position Statement would form the basis of any subsequent statutory public

consultation comments made by Elstead Parish Council, and where appropriate Peper Harow Parish to Waverley Borough Council as part of any formal planning application decision-making process.

### **Policy ESDQ4: Local Green Spaces**

The green spaces listed below and shown on the Key Diagram (Figure 3.1, page 20) are designated as Local Green Spaces and new development will not normally be allowed except in very special circumstances:

- (a) **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)**
- (b) **Thursley Road Recreation Ground**
- (c) **Burford Lodge Recreation Ground**
- (d) **Land at Bonfire Hill**
- (e) **The Triangle by Shackleford/ Milford Road (known locally as Marcus's Triangle)**
- (f) **The verge outside Lex Farm and Thistledown Farm.**

5.10 The National Planning Policy Framework empowers communities to protect 'Local Green Spaces' of importance to local people. Public feedback demonstrably shows that the Local Green Spaces listed within Policy ESDQ4 are small green areas which are special to Elstead's residents for a range of reasons including, their beauty, historic significance, recreational value, tranquillity and richness of wildlife. In accordance with national policy and

guidance these Local Green Spaces are therefore protected against development.

5.11 Further details of the Local Green Spaces are set out within the Local Green Spaces Assessment Paper.

### **Policy ESDQ5: Landscape and Visual Impact**

**In addition to any appropriate site-specific landscape investigations and assessment work undertaken, new proposals visible from the countryside must demonstrate that the development has been informed by a landscape-led design approach to minimise visual impact.**

- 5.12 The need to minimise any landscape impact arising from new development has been a key theme throughout public consultation. It is therefore important that new development on the urban fringe of the village responds sensitively to the rural countryside setting.
- 5.13 To achieve this, development proposals located at the edge of the village must give careful consideration to spaces between new built form, specifically boundaries and edges, to the open countryside, neighbouring properties, streets and lanes that they frame.
- 5.14 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.

5.15 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.

#### Backing onto countryside

5.16 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.

#### Front elevation onto countryside

5.17 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).



### **Policy ESDQ6: Views from and of Bonfire Hill**

**Development within the settlement boundary must have no impact on the views from and of Bonfire Hill.**

5.18 Bonfire Hill is a locally important green space in terms of landscape character, historical value and recreational value. Any development on Bonfire Hill will not be supported.

## **Policy ESDQ7: Tanshire and Weyburn Green Gap**

**Development within the Tanshire and Weyburn Green Gap as shown on the Key Diagram will not be permitted unless:**

- a) The open or undeveloped character of the gap would not be adversely affected; and**
- b) The separate identity (physical and visual perception) of the Tanshire and Weyburn development from the Elstead village would not be harmed.**

5.19 The 'green' corridor separating the Tanshire and Weyburn developments from the main village comprises the SANG adjacent to the Weyburn site, two grazing meadows and associated woodland to the west of the Tanshire site, a further grazing meadow owned by Elstead Parish Council to the south, the Burford Lodge Recreation Ground and Allotments and a further grazing meadow adjacent to the Milford Road. All are close to or within the 'zone of influence' surrounding the nearby Special Protection Areas, for which they provide an additional protection.

5.20 Maintaining their current planning status as Green Belt land is also key to preventing coalescence of the Weyburn and Tanshire sites within the main village, which would significantly and adversely affect its rural character. This gap also helps maintain Peper Harrow as a 'dark sky' parish. Development within this corridor (other than for recreational purposes) is therefore highly undesirable and will be strongly resisted.

## **Policy ESDQ8: Biodiversity and Trees**

**All development proposals should seek to result in a net gain in biodiversity**

**Development proposals which result in an adverse impact on protected species will not be supported unless the harm can be avoided, mitigated or compensated for.**

**There will be presumption against development within 400 metres of internationally designated wildlife sites.**

**There will be a presumption against development that adversely impacts any nationally or locally designated wildlife sites.**

**Proposals should seek to retain and where possible enhance existing biodiversity corridors and networks within and beyond the site.**

**Any British Standard 5837:2012 Category A (high quality) or Category B (good quality) trees should be retained as part of any development proposal. Where any existing trees are lost as a consequence of any proposed development, an equal replacement (numerical and as a minimum Category B quality) should be provided, preferably on-site or within the vicinity of the site.**

## Policy ESDQ9: Historic Environment

The designated historic heritage assets and their settings, both above and below ground including Listed Buildings, Scheduled Ancient Monuments and Conservation Areas will be preserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated historic assets will be considered taking into account the scale of any harm or loss and the significance of the heritage asset as set out in national planning policy.

designated local heritage assets should be protected and where possible enhanced.

## Policy ESDQ10: Sustainable Design

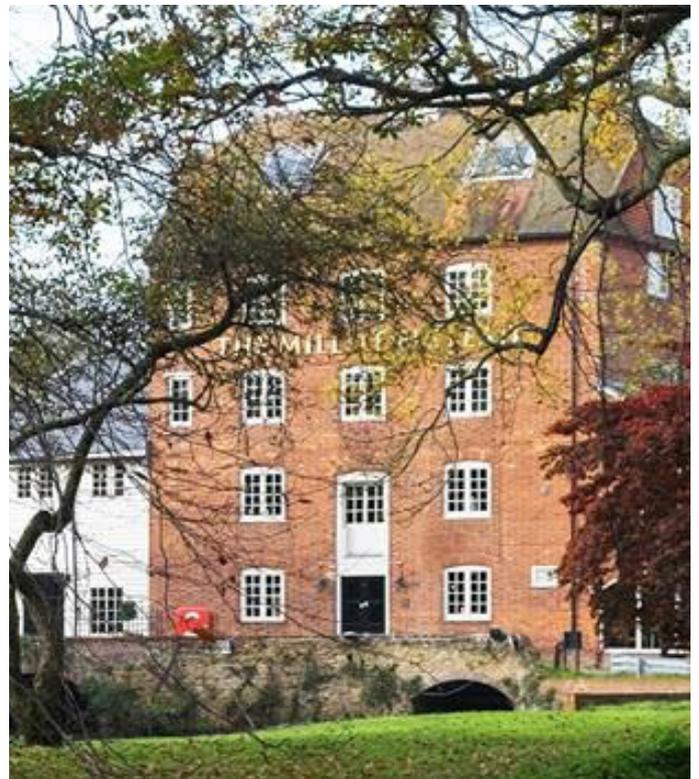
Where development proposals comply with the policies within this Plan and the Development Plan, innovative approaches to construction of low carbon development and increasing water efficiency will be supported.

5.21 Elstead's historic character is rich and varied, which reflects the village's incremental evolution over time. There are a variety of heritage assets within the Elstead and Weyburn Neighbourhood Plan area, including one Grade I, two Grade II\* and 32 Grade II listed buildings, three Scheduled Ancient Monuments and two Conservation areas.

5.22 Any development proposal that may affect Conservation Areas, a listed building, Scheduled Ancient Monuments or their setting must be discussed with Elstead Parish Council, Peper Harow Parish, and Waverley Borough Council at an early stage of the design process.

5.23 Within the Neighbourhood Plan area there are a number of buildings and structures which are designated as Locally Listed 'Buildings of local merit'. These non-

5.24 It is clear from consultation with the local community that it is important for development proposals to seek to minimise their impact on the environment as much as possible. The use of innovative design and technological features to minimise a development's carbon footprint are strongly encouraged.



# 6. Employment and Business Support

## Introduction

- 6.1 Section 6 sets out policies relating to the employment and business support theme.
- 6.2 The Neighbourhood Plan seeks to maintain and promote business activity and employment in the Plan Area. Existing local employers, which include equine businesses outside of the settlement boundary, need to be supported and protected. The tourist economy is also supported given the associated retail and service benefits it brings. However, business related development needs to be balanced with the Neighbourhood Plan's social and environmental objectives.
- 6.3 The lack of a co-working, meeting and resource centre for use by micro businesses and homeworkers has been identified. Such a facility could help support business growth and improve networking and entrepreneurial activity within the local community.

## Community Feedback

- 6.4 The Big Survey of 2015/16 and the follow-up mini survey of 2017 sought to gain maximum local input from residents, businesses and landowners. Feedback indicated:
- A meaningful proportion of the community work within the Neighbourhood Plan area (21% of respondents);
  - 40% of respondents work at home at least once a month;
  - 70% of respondents agreed more visitors should be attracted to the Neighbourhood Plan area to support

local businesses;

- To assist local workers and businesses there should be a greater provision of care and child care services and a wider range of shops including banking facilities and a post office; and
- The greatest challenges to local businesses are considered to be: finding affordable spaces to rent; online retail and competition from neighbouring

## Employment and Business Support Objectives (EBSO)

**EBSO1:** To protect shops and workspaces from change of use which would result in a net loss of local employment opportunities.

**EBSO2:** To encourage new business activities as a way of strengthening the life and vibrancy of our community.

**EBSO3:** To develop a local business / social / community / co-working hub with superfast broadband and facilities.

**EBSO4:** 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).

## Policies

### **Policy EBS1: Retention and Expansion of Local Employment Space**

Proposals involving the loss of existing retail and employment sites to residential use will not be supported unless evidence shows that the site is no longer viable in its existing use. This should be demonstrated through evidence showing the site has been widely and formally marketed for a period of at least 12-months in its current use at a reasonable rate (lease or sale).

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 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;
- (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.

- 6.5 As existing employment uses provide important local employment the land should be protected for employment uses over the period covered by this Plan. Robust evidence needs to be submitted to justify any loss of existing employment land.

- 6.6 Proposals to upgrade, refurbish or expand existing employment uses will generally be supported provided that they comply with the policies within this Plan and the Development Plan.

### **Policy EBS2: 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 within this Plan and the Development Plan, are supported in principal, but will be considered on their individual merits and on a case-by-case basis.

### **Policy EBS3 Local Community Co-Working Space**

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

- (a) Being within walking or cycling distance to the village centre for local businesses owners and residents;
- (b) Providing desk working spaces; ad-hoc workspaces; a separate meeting room with all the necessary facilities for conducting business meetings; and a reception;
- (c) Providing FTP fibre broadband to the premises;
- (d) Being accessible for wheelchair users; and
- (e) Provides appropriate visitor car and cycle parking.

- 6.7 Development proposals which support the large number of micro businesses in the village and the expected increase of homeworking will generally be supported, particularly where they help local business to share resources and collaborate.
- 6.8 The lack of a co-working /meeting and resource hub in walking distance of existing local facilities and services has been identified. In view of this, a new local community co-working space that 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 would be supported. As part of the Sunray Farm development, 0.17 ha. of commercial development (Class B1 Use) has been allocated to provide a local community co-working space.

### **Policy EBS4: Equestrian Related Development**

**Equestrian related development in the Surrey Hills Area of Outstanding Natural Beauty and Green Belt will be supported provided that:**

- (a) The development does not constitute inappropriate development in the Green Belt.**
- (b) In the first instance priority is given to the re-use of existing buildings for stabling, tack rooms, feed stores or any other ancillary use which requires a non-residential building;**
- (c) Where new buildings or ancillary development are justified these are**

**well related to existing buildings and are small in scale;**

- (d) Where replacement buildings are justified, the replacement(s) are well related to existing buildings and are not materially larger than the building(s) to be replaced; and**
- (e) The overall size, siting and scale of development including any cumulative impact should not be harmful to landscape character and the openness of the Green Belt.**

- 6.9 As there are numerous equine related business and facilities within the Neighbourhood Plan area, equine related development is an important local employer and is therefore broadly supported. However, equestrian related development should not constitute inappropriate development in the Green Belt and should retain or maintain a compact form and proposals which would lead to dispersed forms of development will be resisted. Any stabling and ancillary development should be appropriately sited in order to maintain the open and rural character of the countryside and Green Belt. Development proposals within the Area of Outstanding Natural Beauty will need to be accompanied by an appropriate landscape assessment.

# 7. Transport and Getting Around

## Introduction

- 7.1 Section 7 sets out the policies relating to transport and movement within the Neighbourhood Plan area.
- 7.2 A well maintained and attractive local walking and cycle network, as well as efficient and modern bus services are critical to providing sustainable transport choices for local residents and businesses. National planning policy highlights that the planning system can play an important role in facilitating sustainable travel, social interaction and creating healthy, inclusive communities.

## Community Feedback

- 7.3 The Big Survey of 2015/16 and the follow-up mini survey of 2017 sought to gain maximum local input from residents, businesses and landowners. Feedback indicated:
- 60% of respondents usually walk to local shops, community facilities and services;
  - Residents are dependent on private cars to access work and community facilities and / or services within the wider locality;
  - There is a need for better public transport accessibility to community facilities and services within the wider locality as only 16% of respondents would consider using the local bus service. In addition to more frequent bus services, a commuter shuttle bus to the mainline railway stations and Godalming College was also cited as an initiative that would increase public transport usage;

- New development should provide sufficient space for car and cycle parking and be well connected to safe and pleasant walking and cycling routes;
- Public transport should be accessible with real time information and within a safe and pleasant walking distance;
- The provision of more and safer paths for walking and cycling will encourage people to walk and cycle
- There is a need to enforce speed limits within the Neighbourhood Plan area; and
- There is considered to be a significant shortage of car parking within the Neighbourhood Plan area; particularly around the Village Green, outside the Spar and Doctor's surgery.

## Transport and Getting Around Objectives (TGA)

**TGA01:** To improve walking and cycle routes within the village and connections to the surrounding countryside.

**TGA02:** To ensure that public rights of way are retained and kept in good condition for recreational and other uses.

**TGA03:** To enhance and optimise current public car parking facilities through landscaping and reorganisation thus making more space available.

**TGA04:** 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

**TGA05:** To improve the availability, reliability and accessibility of public transport including links to local rail stations and Godalming College.

## Policies

### Policy TGA1: Pedestrian and Cycle Movement

Proposals for the development on allocated sites should provide good pedestrian and cycle connections to existing routes to the village centre and to the surrounding countryside.

Proposals that enhance existing and provide new footpaths and bridleways within the Neighbourhood Plan area will be supported.

Proposals to provide for improved accessibility to the countryside for walkers, cyclists and horse-riders will also be supported.

7.4 The Neighbourhood Plan area has a good existing network of walking routes and bridleway routes. However, to assist safer walking cycling and horseriding the following improvements would be particularly supported:

- (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) To make Back Lane a safe cycle route via signage along the pavement.
- (c) 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) Provide for speed reductions in the vicinity of St James' Primary School.

(e) Provide for effectively monitoring and enforcing existing speed limits along Milford Road and Thursley Road (Chandler's Garage/ Shackleford Road/ Milford Road).

7.5 The surrounding countryside is 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 a lack of maintenance and in wet weather they become difficult to negotiate. Elstead Parish Council, in co-operation with Surrey County Council and the Ministry of Defence 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. One route, the popular FP64 alongside the River Wey, has been closed for over 5 years owing to river erosion and subsidence. In view of this, the following infrastructure schemes will be particularly supported:

- (a) The footpath between West Hill and Hill Crest over Bonfire Hill being upgraded to bridleway status.
- (b) A new public all weather cycle route between Ham Lane and Weyburn Works site/ Tanshire Business Park.
- (c) The bridleway linking Redhouse Lane and 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 surrounding countryside.

- (e) Provision of public benches for resting;
- (f) Maintaining the surface water drainage network.
- (g) Connecting new footpaths with existing footpaths.

### **Policy TGA2: Design Code: Rural character of streets and public spaces**

**Proposals that provide for the improvement of the rural character of the public highway are supported.**

**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 to avoid urbanisation.**

- 7.6 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 and should be avoided where possible.
- 7.7 Given Elstead's rural location and its lack of access to public transport, it is important to ensure that new development provides sufficient and well-designed off-street car parking.

### **Policy TGA3: Car and Cycle Parking**

**All new residential development should provide sufficient resident and visitor car and cycle parking spaces in accordance with the following guidelines:**

**1-bed: 1 space per unit**

**2-bed: 2 spaces per unit**

**3+ bed: 3 spaces per unit.**

**All new residential and commercial development should make provision for electric vehicle charging points and associated infrastructure.**

**Accessible parking spaces must be located within close proximity of the dwellings that they serve and must be carefully considered in terms of access between spaces and entrances to properties, including wheelchairs.**

**Subject to satisfactory compliance to all other relevant policies within this Plan and the Development Plan, proposals that result in increased provision of off-street car parking will be strongly supported. The loss of existing off-street car parking provision will be strongly resisted.**

- 7.8 Like many historic rural villages, Elstead was not designed for the quantity of current road traffic and modern car ownership. This coupled with Elstead being a destination for day tourists means that there is often pressure on car parking within the village, particularly around the village green and the Village Hall. Within the Neighbourhood Plan area the following parking proposals will therefore be supported:

- (a) Increased car parking at the Tanshire Business Park;
- (b) 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.

## Policy TGA4: Improved Bus Services

**Proposals to provide and contribute to coordinated bus services between the Neighbourhood Plan area, Farnham, Milford and Godalming mainline rail stations and other key destinations such as schools will be supported.**

- 7.9 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. 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.
- 7.10 There is no co-ordination of these existing 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.



# 8. Recreation, Leisure and Wellbeing

## Introduction

- 8.1 This section of the Neighbourhood Plan deals with matters relating to recreation, leisure and wellbeing and the provision and maintenance of community facilities and services.
- 8.2 Elstead supports a wide range of community facilities and services. These are essential to maintain Elstead as a thriving and vibrant community and to the continued functioning of the many voluntary groups in the village. They need to be protected and enhanced where necessary.

## Community Feedback

- 8.3 The Big Survey of 2015/16 and the follow-up mini survey of 2017 sought to gain maximum local input from residents, businesses and landowners. Feedback indicated:
- Protecting existing public houses, community halls, places of worship and other recreational facilities, including public open spaces is considered to be of high importance;
  - 45% of respondents consider that the provision of community facilities for teenagers is poor
  - 22% of respondents consider community facilities for those with disabilities is poor;
  - Provision of community facilities for young children, families, young couples and older people are considered to be good or adequate; and
  - The facilities that the community would like to have include: a meeting club for teenagers, multi-use games areas, a gym, a skate park, a swimming pool, a library, public toilets and cycle paths.

## Recreation, Leisure and Wellbeing Objectives

**RLWO1:** To actively support, promote and develop the local community assets (recreational and leisure facilities, churches, clubs and public houses), particularly those catering for young people and the elderly.

**RLWO2:** To protect from development (other than for appropriate recreational purposes) land and facilities in the village currently used for sports, recreation and culture, for the full plan period.



## Policies

### Policy RLW1: Recreation and Leisure Facilities

Development proposals which would enhance public recreation and leisure facilities and sustain their long term availability for public use will be supported provided that such development will not significantly and adversely affect the character and openness of the land concerned.

The acquisition and provision of additional recreational land and facilities will be supported in order to provide for the expected increase in demand, particularly from young people.

The allotment land at Burford Lodge shall be retained for allotment use for so long as:

- (a) The demand for allotment land exists locally within the parishes of Elstead and Peper Harow; and
- (b) The occupiers of the land continue to exercise their management responsibilities under the terms of their agreement with Elstead Parish Council.

The acquisition of additional allotment land should demand increase locally will be supported.

8.4 For the purposes of the Neighbourhood Plan, recreational and leisure facilities are defined as playing fields, sports pitches and courts, play areas, allotments and their associated buildings.

8.5 Constraints on the land available within the defined settlement boundary and on its periphery substantially reduce the

opportunity to deliver new leisure facilities. Development proposals which might adversely affect the quantity, quality, public availability and function of land and facilities used for recreational, leisure and cultural activities will not be supported other than in exceptional circumstances. In such cases, applicants will be expected to provide robust evidence that the facility is no longer viable in its current use.

### Policy RLW2: Community Facilities

Development proposals which include the provision of new or extended community facilities will be supported where the proposed development is in accordance with the policies contained in this Plan and the Development Plan.

The renewal and enhancement of existing community facilities identified on the Policies Map will be supported.

Existing community facilities and uses within the Neighbourhood Plan Area should be retained, and proposals which would have an adverse effect on their continued provision will be strongly resisted unless adequate alternative facilities are provided within the area or robust evidence is provided which fully justifies their loss.

8.6 For the purposes of the Neighbourhood Plan, community facilities are defined as buildings providing facilities for community and voluntary groups. These include the village hall and youth centre, the church halls and sports pavilions, public houses, the British Legion premises and St James' Primary School.

## Policy RLW3: Retention of Assets of Community Value

**Development proposals affecting Assets of Community Value will be supported where it can be demonstrated that development will be of benefit to the local community.**

**Development proposals that would result in the loss of an Asset of Community Value or would cause significant harm, will be resisted unless it can be demonstrated the Asset is no longer viable.**

- 8.7 Under the provisions of the Localism Act 2011, local communities can ask the Local Authority to list certain assets as being of value to the community (Assets of Community Value). Assets of Community Value could include local shops, post offices, pubs or land. If an Asset of Community Value is listed and then comes up for sale, the community has six months to put together a bid to buy the Asset. Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of community value.
- 8.8 Proposals that enhance the viability and / or community value of any assets designated as Assets of Community Value will be supported. Proposals that result in either the loss of the asset or any significant harm to the community value of an asset will be strongly resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

- 8.9 All Public Houses within the Neighbourhood Plan area along with the Little Barn Café, 172 Coffee (formerly Pangs Lodge) and The Pavillion Cafe are recommended for designation as an Asset of Community Value. They are identified within Figure RLW3. Elstead Parish Council will pursue the designation of these assets with Waverley Borough Council.



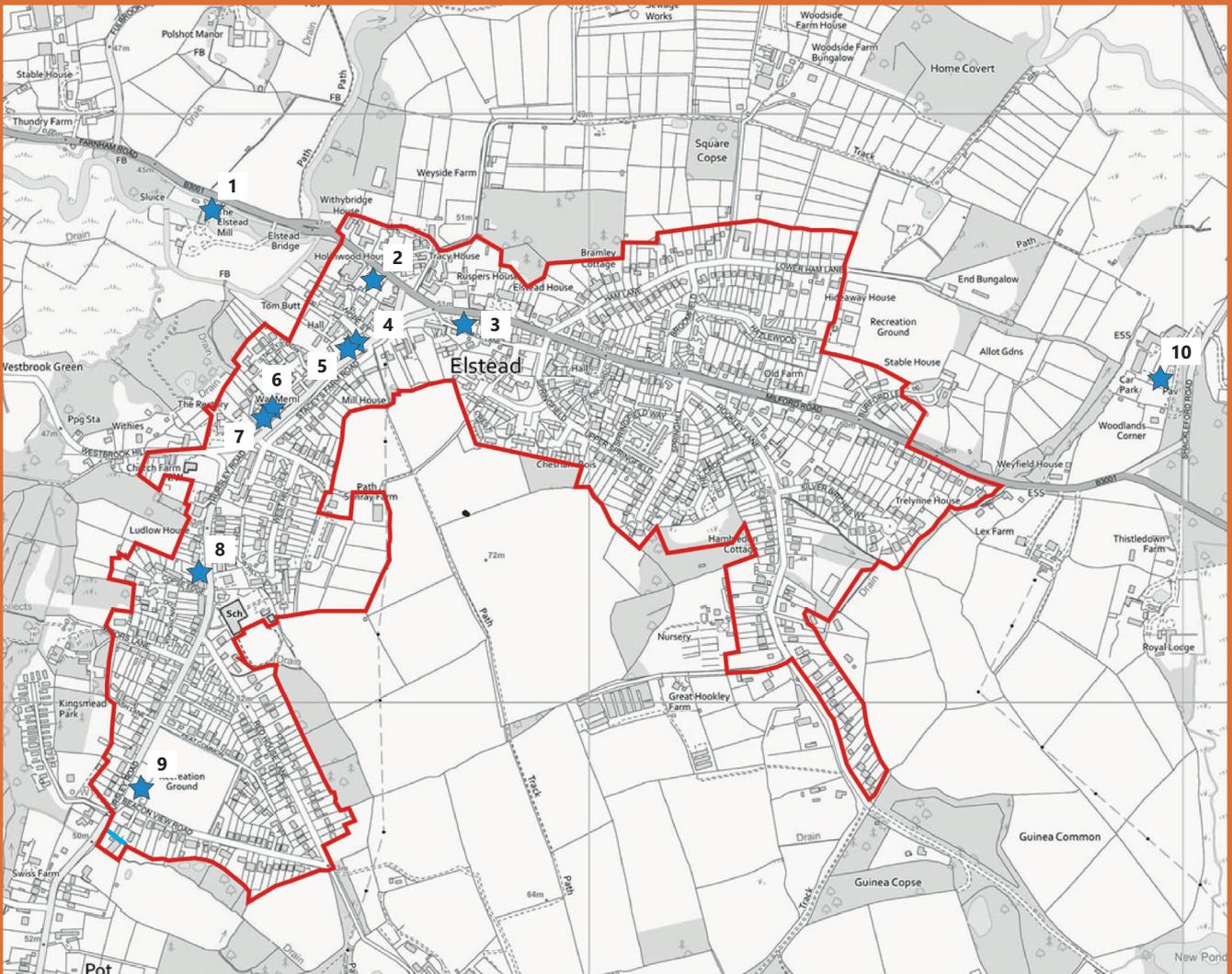


Figure 8.1: Community Assets

1. The Mill at Elstead
2. Golden Fleece
3. The Woolpack
4. The Little Barn Cafe
5. Royal British Legion
6. Village Hall
7. Youth Centre
8. Cafe 172 Coffee
9. Pavilion Thursley Road
10. The Pavillion Cafe, Tanshire Park

# 9. Infrastructure and Delivery

## Introduction

- 9.1 Section 9 sets out the policies relating to infrastructure within the Neighbourhood Plan area.
- 9.2 It is essential that new development mitigates the impact of increasing population demands on the full range of services, facilities, amenities, utility infrastructure and environmental infrastructure in the Neighbourhood Plan Area.
- 9.3 The Neighbourhood Plan, once made, will provide policies that form part of the Development Plan for the area and will thus help to determine planning applications. Elstead Parish Council and where relevant Peper Harow Parish, will monitor the impact of the policies of the Neighbourhood Plan.
- 9.4 The Community Infrastructure Level (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England to help deliver infrastructure associated with new development. The CIL for Waverley Borough came into effect on 1 March 2019 as is required for all residential dwellings and new retail floorspace. Once the Neighbourhood Plan has been 'made', 25% of all CIL receipts from developments in the village will be passed to Elstead Parish Council to support infrastructure projects.
- 9.5 Section 106 Legal Agreements ensure that financial and other contributions are obtained to mitigate the site specific impacts resulting from any development.
- 9.6 A number of desirable infrastructure projects have been identified during the preparation of this plan and as a result of local consultation. Many of these will materially assist in the delivery of the Neighbourhood Plan objectives. An Infrastructure Projects list will be maintained by Elstead Parish Council and Peper Harow Parish to prioritise the allocation of CIL funds. This list will be updated as circumstances require and will be maintained in a fully transparent and democratic manner.
- 9.7 CIL can also assist with the delivery of the following Neighbourhood Plan objectives:

### Policy ID1: Infrastructure Delivery

**New development must be served and supported by appropriate on- and off-site infrastructure and services.**

**Infrastructure and services required as a consequence of development and provision for their maintenance, will be sought from developers through Waverley Borough Council Community Infrastructure Levy, by the negotiation of planning obligations, by conditions attached to a planning permission, and / or other agreement, levy or undertaking.**

**Planning permission will only be granted where the infrastructure and services required to meet the needs of the new development and / or mitigate the impact of a new development which is either already in place or an appropriate mechanism for delivery has been agreed.**

# Glossary

## Affordable Housing (National Planning Policy Framework (NPPF) definition)

As defined in the NPPF, affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined

with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

- d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

## Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 that enables contributions to be collected from developers to fund infrastructure improvements to replace most of the 'off-site' contributions agreed through Section 106 Agreements (see separate definition) such as funding for education and healthcare or sustainable transport. Local Planning Authorities adopt a CIL Charging Schedule that sets out a cost per square metre of floorspace with different rates for different uses (e.g. residential, commercial or hotels). Local Councils (including Parish Councils) are entitled to 15% of CIL payments, which increases to 25% in parishes where a Neighbourhood Plan is adopted. This money must still be spent on infrastructure, but Local Councils are entitled to determine which infrastructure projects.

## Conservation Area

A Conservation Area is designated by the District Council under Section 69 of the Planning (Listed Building and Conservation Areas Act 1990) as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees in conservation areas. Designation as a Conservation Area puts an onus on prospective developers to produce a design that preserves and/or enhances the particular qualities of the area in question.

## Development Plan

The Development Plan is the collective term to refer to all statutory planning policy documents adopted relating to a particular area. The Elstead and Weyburn Neighbourhood Plan will become part of the Development Plan once adopted, sitting alongside the Waverley Local Plan Part 1 and (once adopted) the Waverley Local Plan Part 2. Over time Development Plan documents are developed and replace existing documents.

## Flood Zones

The Environment Agency categorises all land into 'Flood Zones' based on the probability of flooding from rivers or the sea. The Flood Zones are:

- Zone 1 (low probability) comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
- Zone 2 (medium probability) comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1%-0.1%).
- Zone 3a (high probability) comprises land

assessed as having a 1 in 100 or greater annual probability of river flooding (>1%).

- Zone 3b (the functional floodplain) comprises land where water has to flow or be stored in times of flood.

## Heritage asset

The NPPF defines a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets, which include Listed Buildings, Listed Parks and Gardens and Conservation Areas, Scheduled Ancient Monuments and World Heritage Sites and 'undesigned' assets, which may be identified by the local planning authority or parish council (including locally listed buildings).

## Infrastructure Delivery Plan

An Infrastructure Delivery Plan is a document that identifies infrastructure needs and priorities for a particular area, setting out how needed infrastructure will be funded and delivered. It can relate to many forms of infrastructure, such as highways, sewers, utilities infrastructure, green space, education and healthcare facilities and community halls. The Infrastructure Delivery Plan exists to add detail to the needs and priorities set out in the neighbourhood plan and proactively illustrate how they will be assessed.

## Listed Buildings, Structures, Parks and Gardens

Listing marks and celebrates the special architectural and historic interest of a building, structure, park or garden. It also adds special protection within the planning system, so that the asset can be protected for future generations. The older a listed asset is, the more likely it is to

be listed. Listed Buildings are graded into three categories:

- Grade I buildings are of exceptional interest; only 2.5% of listed buildings are Grade I.
- Grade II\* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II\*.
- Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

Works to a Listed Building that affects its' characteristics require Listed Building Consent, regardless of whether Planning Permission is also required or not.

## Local Green Space

The NPPF states that a Local Green Space is an area of green space identified for protection in a Development Plan Document. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

## Locally Listed Buildings, Structures, Parks and Gardens

The NPPF states that locally Listed buildings, structures, parks and gardens are Heritage assets identified at a local level. While these assets are technically 'undesigned' and Listed Building Consent is not required, the impact of a proposal on an undesigned Heritage asset may be taken into account when determining a planning application.

## Major Development

For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential

development it means additional floorspace of 1,000 sqm or more, or a site of 1 hectare or more, or is otherwise provided in the Town and County Planning (Development Management Procedure) (England) Order 2015.

## National Planning Policy Framework (NPPF)

The National Planning Policy Framework was published on 27 March 2012 and revised on 24 July 2018, with minor updates published in February 2019. It sets out the government's planning policies for England and how these are expected to be applied. It focuses on how plans should be made and how decisions should be taken, with a particular focus on delivering sustainable development.

## National Planning Practice Guidance (NPPG)

National Planning Practice Guidance is a web-based resource that provides detailed guidance on planning practice to those engaging in the planning system. It generally expands on the interpretation of the National Planning Policy Framework, written ministerial statements or case law and its format allows it to be regularly updated to respond to changes in the sector.

## Policies Map

Policies Maps show the location of designations and allocations set in a Local or Neighbourhood Plan (or relevant other designations such as a conservation area). By virtue of simply providing a spatial illustration of Development Plan policies, Policies Maps form part of the Development Plan.

## Public Realm

The Public Realm is commonly defined as any space that is free and open to everyone. It includes the space between and within buildings

that is publicly accessible, including streets, parks and open spaces.

### **Strategic Housing Market Assessment (SHMA)**

A Strategic Housing Market Assessment seeks to set out a clear understanding of housing needs within an area over a specified time period. In considering the full objectively assessed need for housing, consideration is given to possible constraints to future housing supply including land supply, development constraints and infrastructure. A SHMA should set out the requirements for market and affordable housing by type, size and tenures.

### **Sustainable Development**

The NPPF defines Sustainable Development. At a very general level, the objective of Sustainable Development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving Sustainable Development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): an economic objective – to help build a strong, responsive and competitive economy; a social objective – to support strong, vibrant and healthy communities; and an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.

### **Waverley Local Plan Part 1 (WLPP1) and Waverley Local Plan Part 2 (WLPP2)**

The NPPF defines a local plan as a plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law, this is described as the Development Plan (see separate definition) adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. In the Neighbourhood Plan area, the Local Plan is comprised of the Waverley Local Plan Part 1 (WLPP1) and the emerging Waverley Local Plan Part 2 (WLPP2) which deals with site allocations and matters of design details.

### **Windfall Homes**

Windfall homes comprise homes on development sites generally within the existing settlement boundaries (i.e. not within the Green Belt) but not specifically identified in the Development Plan.