

Strategic Environmental Assessment (SEA) for the Elstead and Weyburn Neighbourhood Plan

Environmental Report

March 2020

Quality information

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Non-Technical Summary

Background

AECOM is commissioned to lead on Strategic Environmental Assessment (SEA) in support of the emerging Elstead and Weyburn Neighbourhood Plan (EWNP).

The EWNP is being prepared by the Elstead and Weyburn Neighbourhood Plan Steering Group, in the context of the Waverley Local Plan. Once 'made' it will have material weight when deciding on planning applications, alongside the Waverley Borough Local Plan. The Neighbourhood Plan is at an advanced stage of preparation, with the 'pre-submission' version of the Neighbourhood Plan currently published for consultation.

SEA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating negative effects and maximising the positives.

SEA reporting essentially involves answering the following questions in turn:

1) What has plan-making / SEA involved **up to this point**?

- including in relation to 'reasonable alternatives'.

2) What are the SEA findings **at this stage**?

- i.e. in relation to the draft plan.

3) What happens **next**?

Each of these questions is answered in turn below. Firstly though there is a need to set the scene further by answering the question 'What's the scope of the SEA?'

What is the scope of the SEA?

The scope of the SEA is reflected in a list of topics and objectives, which, taken together indicate the parameters of the SEA and provide a methodological 'framework' for assessment.

The SEA framework

SEA topic	SEA objective(s)
Biodiversity and geodiversity	Protect and enhance all biodiversity and geological features.
Climate change	Reduce the contribution to climate change made by activities within the Neighbourhood Plan area Support the resilience of the Neighbourhood Plan area to the potential effects of climate change, including flooding
Landscape	Protect, maintain and enhance the cultural heritage resource within the Neighbourhood Plan area, including the historic environment and archaeological assets.
Historic environment	Protect and enhance the character and quality of landscapes and townscapes.
Land, soil and water resources	Ensure the efficient and effective use of land. Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste. Use and manage water resources in a sustainable manner.

Population and community	<p>Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.</p> <p>Reduce deprivation and promote a more inclusive and self-contained community.</p> <p>Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p>
Health	Improve the health and wellbeing residents within the Neighbourhood Plan area.
Transportation	Promote sustainable transport use and reduce the need to travel.

Plan-making/ SEA up to this point

An important element of the required SEA process involves assessing 'reasonable alternatives' in time to inform development of the draft plan, and then publishing information on reasonable alternatives for consultation alongside the draft plan.

As such, Part 1 of this Environmental Report explains how work was undertaken to develop and assess a 'reasonable' range of alternative approaches to the allocation of land for housing, or housing growth scenarios. Ultimately the following two growth scenarios were established:

- **Growth scenario 1** – High growth at Sunray Farm / low growth at Four Trees and the Croft
- **Growth scenario 2** – High growth at Four Trees and the Croft / low growth at Sunray Farm.

These scenarios were then subject to assessment under the SEA framework (see table above). The conclusion of the assessment was as follows:

In conclusion, it is apparent from the appraisal that Scenario 1 performs relatively well in terms of the majority of sustainability objectives; however, it does not necessarily follow that Scenario 1 is 'most sustainable' overall, recognising that the sustainability objectives are assigned no particular weight or degree of importance. The appraisal serves to highlight a notable (albeit uncertain) drawback to Scenario 1 in terms of 'landscape' objectives, and it is for the plan-maker to weigh this up 'in the balance' and, in turn, reach an overall conclusion on the best performing scenario.

The Neighbourhood Plan Steering Group responded to the assessment as follows:

Site 2 (Four Trees) and Site 3 (the Croft) were identified in the WBC Local Plan Part 1 as areas for potential release from the Metropolitan Green Belt in order to facilitate the building of 160 homes for Elstead over the plan period (2013 to 2032). In addition to Sites 2 and 3, Site 5 (Sunray Farm) was in part identified in the emerging WBC Local Plan Part 2 for potential release from the Metropolitan Green Belt. The site assessment process undertaken by the NPSG has also confirmed that the three sites are deliverable and developable within the period covered by the E&WNP.

The Parish Council is committed to supporting and enhancing Elstead village as a 'walkable neighbourhood' whereby most key community facilities and services should, where possible, be within 800 metres of where people live. Scenario 1 maximises the walkable neighbourhood concept but also the use of previously developed land.

As such, Scenario 1 is considered to be the most suitable growth option to deliver the objectives of the E&WNP, and is consistent with the requirements of the Waverley Local Plan and national planning policy. The NPSG recognises that there are certain arguments in favour of a more dispersed pattern of development across the three site options (Scenario 2), but on balance supports higher growth at Site 5 and lower growth at Sites 2 and 3.

Assessment findings at this stage

Part 2 of the Environmental Report presents an assessment of the Pre-submission version of the Draft EWNP. Assessment findings are presented as a series of narratives under the 'SEA framework' topic headings. The following overall conclusion is reached:

Overall in recognition of the strategic parameters of the adopted Local Plan Part 1 (LPP1) and emerging Local Plan Part 2 (LPP2) which largely influences both the level and location of future growth in the settlement, the EWNP is considered to perform relatively well across the range of SEA themes in mitigating the potential negative effects arising and maximising the potential for positive effects.

Significant positive effects are anticipated as a result of housing growth meeting the identified needs and includes a mix of sizes and tenures. Minor positive effects likely to arise also include:

- Benefits to biodiversity as a result of policy directions to achieve 'net biodiversity gain'.
- Improved active travel opportunities and sustainable transport access supporting transport, communities, health and climate change mitigation themes.
- Policy provisions supporting high-quality design and increased water efficiency benefiting the landscape, water, and climate change mitigation themes.
- New open space and landscaping provisions at the development sites supporting landscape, biodiversity, community and health and wellbeing themes.

A key constraint to the level of growth being accommodated for in the Local Plan and EWNP is the effects of increased vehicle use in the historic core of the settlement, potentially affecting the significance of the conservation area. To address this, it is recognised that the EWNP could enhance policy provisions to include expectations for development to contribute to improved parking and movements through the historic core of the settlement.

Next steps

This Environmental Report accompanies the Pre-Submission version of the Elstead and Weyburn Neighbourhood Plan for Regulation 14 consultation.

Following consultation, any representations made will be considered by the Elstead and Weyburn Neighbourhood Plan Steering Group, when finalising the plan for submission.

The 'Submission' version of the plan will then be submitted to Waverley Borough Council (alongside an Updated Environmental Report, if necessary). The plan and supporting evidence will be published for further consultation, and then subjected to Independent Examination.

At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Waverley Borough Local Plan (adopted 2018).

If the subsequent Independent Examination is favourable, the EWNP will be subject to a referendum, organised by Waverley Borough Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the EWNP will become part of the Development Plan for Waverley Borough, covering the defined Neighbourhood Plan Area.

1. Introduction

Background

- 1.1 AECOM is commissioned to lead on Strategic Environmental Assessment (SEA) in support of the emerging Elstead and Weyburn Neighbourhood Plan (EWNP).
- 1.1 The EWNP is being prepared by the Elstead and Weyburn Neighbourhood Plan Steering Group, in the context of the Waverley Local Plan. Once 'made' it will have material weight when deciding on planning applications, alongside the Waverley Borough Local Plan.
- 1.2 SEA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating negative effects and maximising positive effects. SEA of the EWNP is a legal requirement.¹

SEA explained

- 1.3 It is a requirement that SEA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which transposed into national law EU Directive 2001/42/EC on SEA.
- 1.4 In-line with the Regulations, a report (known as the **Environmental Report**) must be published for consultation alongside the draft plan that "*identifies, describes and evaluates*" the likely significant effects of implementing "*the plan, and reasonable alternatives*".² The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 1.5 More specifically, the Report must answer the following three questions:
 - 1) What has plan-making / SEA involved **up to this point**?
 - including in relation to 'reasonable alternatives'.
 - 2) What are the SEA findings **at this stage**?
 - i.e. in relation to the draft plan.
 - 3) What happens **next**?

This Environmental Report

- 1.6 This report is the Environmental Report for the EWNP. It is published alongside the draft – 'pre-submission' – version of the plan, under Regulation 14 of the Neighbourhood Planning Regulations (2012, as amended).
- 1.7 This report essentially answers questions 1, 2 and 3 in turn, to provide the required information.³ Each question is answered within a discrete 'part' of the report.
- 1.8 However, before answering Q1, two initial questions are answered to further set the scene:
 - What is the plan seeking to achieve?
 - What is the scope of the SEA?

¹ Regulation 15 of the Neighbourhood Planning Regulations (2012, as amended) requires that each Neighbourhood Plan is submitted to the Local Authority alongside either: A) an environmental report; or, B) a statement of reasons why SEA is not required, prepared following a 'screening' process completed in accordance with Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations ('the SEA Regulations'). The Elstead and Weyburn Neighbourhood Plan was subject to formal screening in 2017, at which time it was determined that SEA is required.

² Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

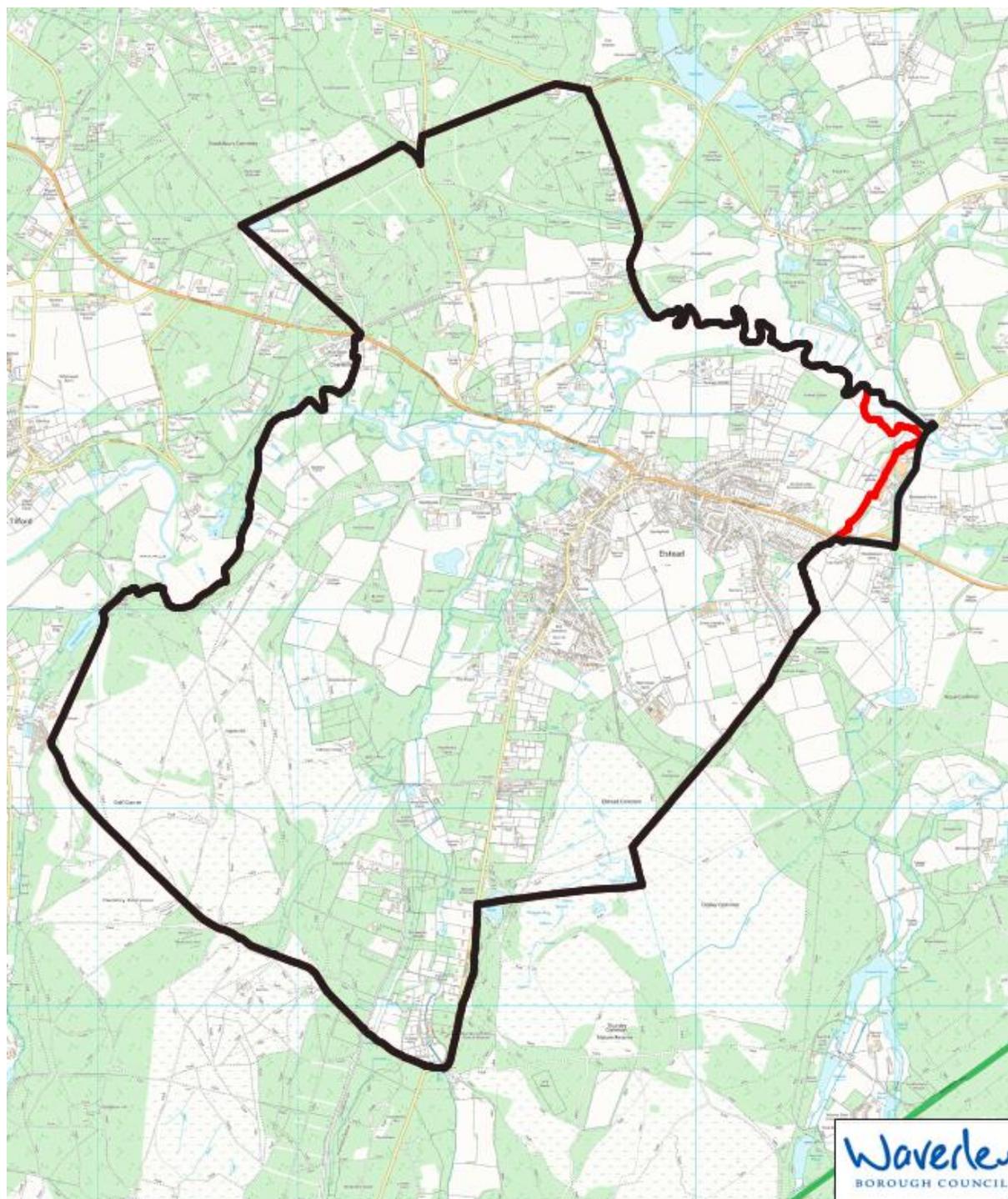
³ See **Appendix I** for further explanation of the regulatory basis for answering certain questions within the Environmental Report, and a 'checklist' explaining more precisely the regulatory basis for presenting certain information.

2. What is the plan seeking to achieve?

Introduction

2.1 This section considers the strategic planning policy context provided by Waverley Borough Council's Local Plan, before then presenting the EWNP vision and objectives. Figure 2.1 identifies the area covered by the EWNP.

Figure 2.1: The plan area



Relationship with the Waverley Local Plan

- 2.2 The EWNP is being prepared in the context of the Waverley Local Plan Part 1: Strategic Policies and Sites (LPP1, adopted 2018), and the saved policies of the 2002 Local Plan, which together form the Local Development Plan for the Borough of Waverley. The EWNP is also being prepared in light of the emerging Local Plan Part 2: Site Allocations and Development Management Policies (LPP2) which, once adopted, will replace the saved policies of the 2002 Local Plan.
- 2.3 The adopted LPP1 sets a vision and framework for the future development of the Borough up to 2032, directing the overall level of anticipated growth, identifies broad locations for growth and allocates strategic sites. Work is currently underway on LPP2 which will identify non-strategic site allocations and development management policies.
- 2.4 Neighbourhood plans are required to be in general conformity with the strategic policies of the Local Plan. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Waverley, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 2.5 There are two key policies in the Waverley LPP1:
- Policy ALH1 (The Amount and Location of Housing) of the Waverley LPP1 requires 160 homes (including homes permitted and built since April 2013) to be provided within the Elstead and Weyburn Neighbourhood Plan area.
 - Policy RE2 (Green Belt) 'insets' Elstead from the Green Belt, i.e. establishes a settlement boundary within which land is not within the Green Belt, as opposed to the previous situation whereby the village was 'washed over' by the Green Belt, but also commits to detailed adjustments through LPP2 and identifies two potential broad areas - see Figure 2.2.
- 2.6 A 'preferred options' version of LPP2 was published for consultation in 2018, with the strategy for Elstead discussed in both Section 3 (Location of Development) and Section 4 (Housing):
- Section 3 (Location of Development) - Map 2 (reproduced below as Figure 2.3) proposed an adjusted settlement boundary in-line with the LPP1 proposal, with supporting text (para 3.7) also identifying the possibility of *"accommodating some growth requiring removal of additional land from the Green Belt on the edge of the [village]."*
 - Section 4 (Housing) - proposed allocation of three sites to meet the LPP1 housing target, having taken account of housing completions and permissions granted since the start of the plan period (2013). Specifically, it proposed allocation of two sites that fall within the proposed Green Belt boundary (DS23 Land to the rear of the Croft - 35 dwellings; and DS25 Land at Four Trees, Hookley Lane - 20 dwellings) and DS24 Sunray Farm, West Hill (12 dwellings), which is a previously developed site that falls outside of the proposed Green Belt boundary and hence must not impinge on Green Belt openness, as set out in draft policy DS25. The three proposed allocations are shown in Map 8 of LPP2, which is reproduced below as Figure 2.4.
- 2.7 LPP2 is currently due for publication (Regulation 19 of the Local Planning Regulations) in February 2020, and then adoption in 2021;⁴ however, the timetable for adoption of the plan remains inherently uncertain, hence there is the potential to define a settlement boundary and allocate sites to meet the LPP1 target through the EWNP.

⁴ See http://www.waverley.gov.uk/downloads/file/5208/local_development_scheme_lds_-_july_2016

Figure 2.2: The settlement boundary following adoption of LPP1

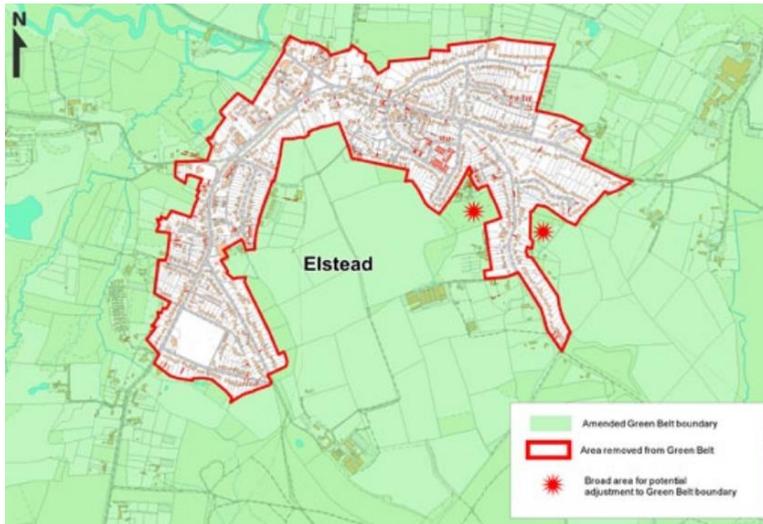


Figure 2.3: Draft LPP2 (2018) proposed settlement boundary

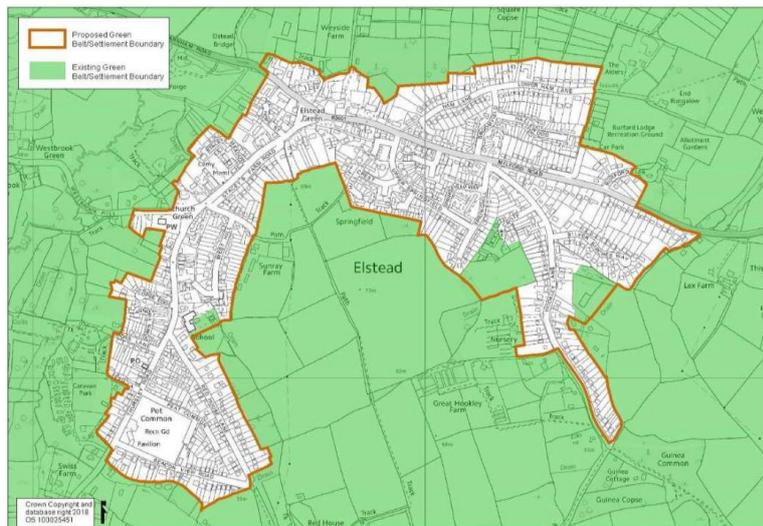
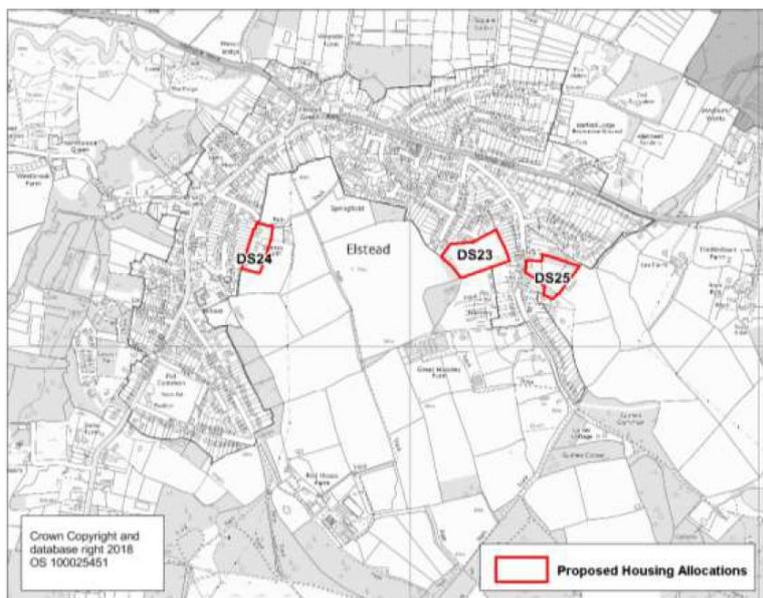


Figure 2.4: Draft LPP2 (2018) proposed allocations



Vision and objectives of the EWNP

- 2.8 The vision of the EWNP is as follows: “By 2032 Elstead will have preserved its rural character and retained its vibrant and thriving community spirit. It will remain a pleasant and attractive place to live, work and play, providing improved facilities and enhanced infrastructure that meet the needs of all residents, businesses and visitors.”
- 2.9 The following plan objectives have been developed, aligned with the vision set out above, in order to guide the development of policies:
- HO1: Provide the numbers of new homes as required by the Waverley Local Plan Part 1.
 - HO2: Identify potential sites for future housing developments through robust and objective suitability assessment process with the support of the local community and landowners.
 - HO3: Keep housing development within or as close as possible to the existing settlement boundary unless in exceptional circumstances.
 - HO4: 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: Deliver affordable housing to meet local need, with particular regard to housing those with a defined local connection to Elstead.
 - ESDQO1: Protect and enhance the rural village identity, and it’s setting within the Surrey Hills Area of Outstanding Natural Beauty.
 - ESDQO2: Maintain Peper Harow as a ‘dark skies’ parish.
 - ESDQO3: Ensure any conversion or subdivision of properties has no detrimental impact on local character or amenity value.
 - ESDQO4: Development will be design-led and sensitively respond to the scale and character of existing neighbouring buildings and wider setting within the village.
 - ESDQO5: Development will provide public and private green spaces that help to create wildlife corridors, encourage biodiversity and contribute to public health and well-being.
 - ESDQO6: 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.
 - ESDQO7: Protect and enhance views of and from Bonfire Hill, a local high point, which strongly defines the spring-line shape of Elstead and maintain the green corridor between Weybum and Tanshire development and the main village.
 - ESDQO8: Encourage the delivery of sustainable construction methods including energy and water efficiency measures.
 - EBSO1: Protect shops and workspaces from change of use which would result in a net loss of local employment opportunities.
 - EBSO2: Encourage new business activities as a way of strengthening the life and vibrancy of our community.
 - EBSO3: Develop a local business / social / community / co-working hub with superfast broadband and facilities.
 - EBSO4: Encourage the creation of a dedicated working space within new and existing dwellings to support residents working from home (conversion/ extensions / garden office).
 - TGAO1: Improve walking and cycle routes within the village and connections to the surrounding countryside.
 - TGAO2: Ensure that public rights of way are retained and kept in good condition for recreational and other uses.

- TGAO3: Enhance and optimise current public car parking facilities through landscaping and reorganisation making more space available.
- TGAO4: 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
- TGAO5: Improve the availability, reliability and accessibility of public transport including links to local rail stations.
- RLWO1: 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: 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

What is the EWNP not seeking to achieve?

- 2.10 It is important to emphasise that neighbourhood plan-making is a relatively strategic undertaking, in that consideration of some detailed issues naturally falls outside its scope, in the knowledge that such issues can be sufficiently addressed through subsequent planning applications. The strategic nature of the plan is reflected in the scope of the SEA.

3. What is the scope of the SEA?

Introduction

3.1 The aim here is to introduce the reader to the scope of the SEA, i.e. the sustainability topics / issues / objectives / questions that should be a focus of the assessment of the plan and reasonable alternatives. Further information is presented in **Appendix II**.

Consultation

3.2 The SEA Regulations require that “when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”. In England, the consultation bodies are the Environment Agency, Historic England and Natural England.⁵ As such, these authorities were consulted in 2019.⁶

The SEA framework

3.3 The SEA scope is summarised in a list of topics, objectives, issues and questions, known as the SEA framework. Table 3.1 presents a summary.

Table 3.1: The SEA framework (summary)

SEA topic	SEA objective
Biodiversity and geodiversity	Protect and enhance all biodiversity and geological features.
Climate change	Reduce the contribution to climate change made by activities within the Neighbourhood Plan area Support the resilience of the Neighbourhood Plan area to the potential effects of climate change, including flooding
Landscape	Protect, maintain and enhance the cultural heritage resource within the Neighbourhood Plan area, including the historic environment and archaeological assets.
Historic environment	Protect and enhance the character and quality of landscapes and townscapes.
Land, soil and water resources	Ensure the efficient and effective use of land. Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste. Use and manage water resources in a sustainable manner.
Population and community	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities. Reduce deprivation and promote a more inclusive and self-contained community. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.
Health	Improve the health and wellbeing residents within the Neighbourhood Plan area.
Transportation	Promote sustainable transport use and reduce the need to travel.

⁵ These consultation bodies were selected “by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes” (SEA Directive, Article 6(3)).

⁶ The SEA Scoping Report is available on the Neighbourhood Plan website.

**Part 1: What has plan-making/ SEA
involved to this point?**

4. Introduction (to Part 1)

Overview

- 4.1 Work on the EWNP has been underway for several years, with a formal consultation held in 2018 under Regulation 14 of the Neighbourhood Planning Regulations.
- 4.2 The aim here is not to provide a comprehensive explanation of work to date, but rather to explain work undertaken to develop and appraise **reasonable alternatives** in 2019.
- 4.3 More specifically, this part of the report presents information on the consideration given to reasonable alternative approaches to addressing a particular issue that is of central importance to the plan, namely the allocation of land for housing, or 'growth scenarios'.

Why focus on growth scenarios?

- 4.4 The decision was taken to develop and assess reasonable alternatives in relation to the matter of allocating land for housing, or growth scenarios, in light of the EWNP objectives (see para 2.9), and on the basis that a choice exists where there is the likelihood of being able to differentiate between the merits of alternatives in respect of 'significant effects'. National Planning Practice Guidance is clear that SEA should focus on matters likely to give rise to significant effects.

Who's responsibility?

- 4.5 It is important to be clear that:
 - **Establishing reasonable alternatives** - is ultimately the responsibility of the plan-maker, although the SEA consultant (AECOM) is well placed to advise.
 - **Assessing the reasonable alternatives** - is the responsibility of the SEA consultant.
 - **Establishing the preferred option** - is the responsibility of the plan-maker.

Structure of this part of the report

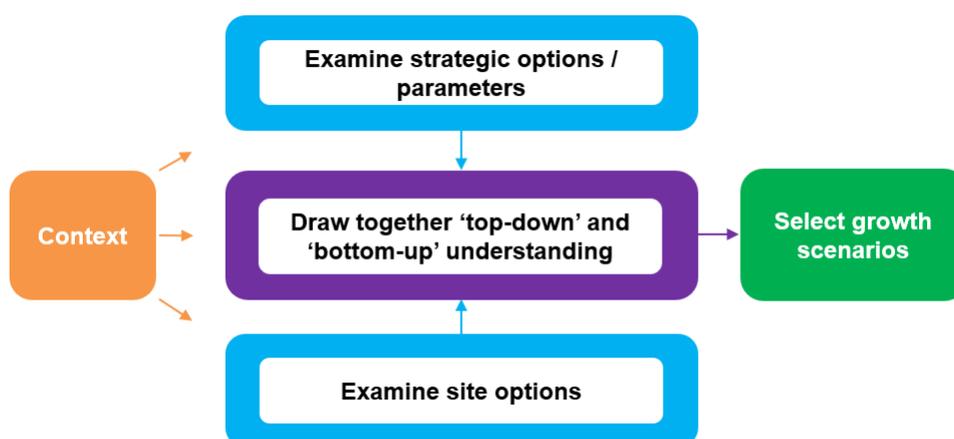
- 4.6 This part of the report is structured as follows:
 - **Chapter 5** - explains the process of establishing growth scenarios;
 - **Chapter 6** - presents the outcomes of appraising growth scenarios;
 - **Chapter 7** - explains reasons for establishing the preferred option, in light of the appraisal.

5. Establishing the reasonable alternatives

Introduction

- 5.1 The aim here is to explain a process that led to the establishment of growth scenarios, and thereby present “an outline of the reasons for selecting the alternatives dealt with”.⁷
- 5.2 Specifically, there is a need to: **1)** explain strategic options/parameters with a bearing on the establishment of growth scenarios; **2)** discuss work completed to examine site options (i.e. sites potentially in contention for allocation); and then **3)** explain how the ‘top down’ and ‘bottom up’ understanding generated were married together in order to arrive at growth scenarios.

Figure 5.1: Establishing the growth scenarios



Strategic options / parameters

- 5.3 Firstly, there is a need to reiterate the context provided by the Waverley LPP1 in respect of housing quantum, as already discussed above (Section 2). In summary, given completions (since 2013) and existing unimplemented permissions totalling 97 homes, there is a need to allocate sites to deliver 63 homes through the EWNP, in order to meet the LPP1 target of 160 homes.
- 5.4 Secondly, there is a need to consider the context provided by LPP2, namely the proposed new settlement boundary and the three proposed allocations, which together would provide sufficient homes to meet the LPP1 housing target. The proposed settlement boundary is strongly evidenced in that it reflects the findings of the Waverley Green Belt Review (2014), whilst the three proposed allocations have strong justification in that two would involve making use of the main areas of undeveloped land within the proposed settlement boundary, whilst the third is adjacent to the proposed settlement boundary and includes previously developed land.
- 5.5 Thirdly, there is a need to recall the major environmental sensitivities that are an inherent and significant constraint to growth at Elstead. In particular, the whole of the plan area is located within the Surrey Hills AONB, and also within the Wealden Heath Special Protection Area (SPA) 5km buffer zone (with much within the 400m SPA zone of influence).

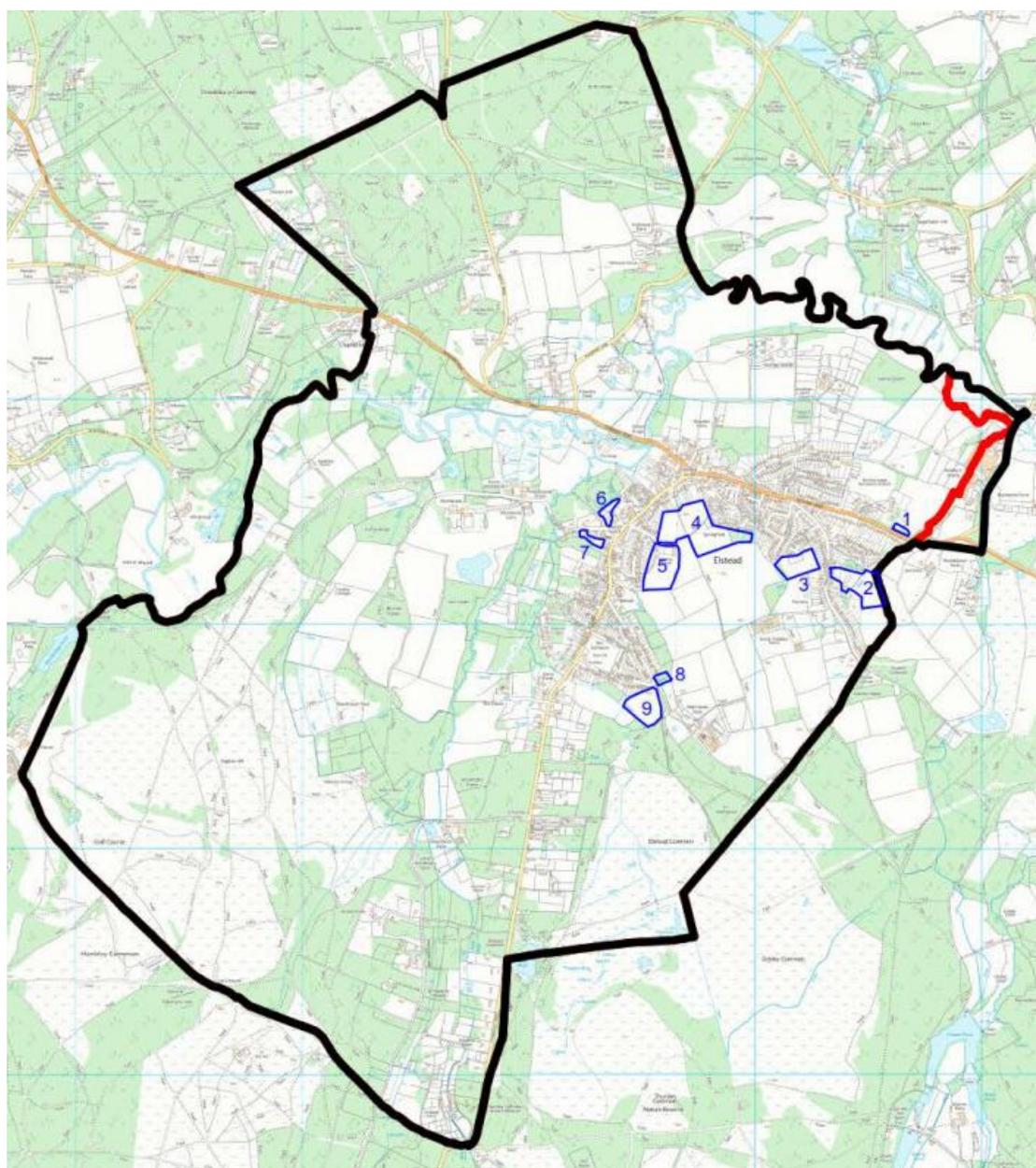
⁷ Schedule 2(8) of the SEA Regulations.

- 5.6 Finally, there is a need to consider the more local level strategic context, as established through consultation with the local community over recent years, and through technical evidence gathering. In particular, the Elstead and Peper Harow Housing Needs Survey (2019) outlines that provision of smaller (2-3 bed) properties would help meet the aspirations of those looking to downsize from very large homes need whilst also helping to meeting the needs of newly forming household and growing families. The survey also identified that there are approximately 22 households from Elstead in need of affordable housing.

Site options

- 5.7 A starting point for the examination of site options is the Site Assessment study completed by AECOM in 2017, which identifies a shortlist of nine sites reasonably in contention for allocation - see Figure 5.2 - and subjects each to a detailed assessment.
- 5.8 In addition, one additional site has come to light since 2017, associated with Kingsmead Park, which is an area comprising 34 plots for park homes for the over 50s located to the west of the settlement boundary at its southwest extent (west of the cricket pitch, which is visible on Figure 5.2). Also, the site boundary is shown in **Appendix III**. This site is discussed below as 'Site 10'.

Figure 5.2: Shortlist of site options examined through the Site Assessment study (2017)



- 5.9 Of these 10 site options, one can be ruled out immediately, namely **Site 4**. This site was identified as unsuitable by the AECOM Site Assessment study (2017) for several reasons, most notably impacts to the AONB and local character more generally, reflecting its elevated position.
- 5.10 Of the remaining nine sites, five can also be ruled out at this stage (i.e. need not progress to the growth scenarios) on balance, despite being identified as potentially suitable for allocation by the AECOM Site Assessment Study (2017). These sites fall into three broad clusters:
- **Site 1** – falls at the eastern extent of the settlement, outside of the settlement boundary and distant from the centre of the village and the primary school. Also, the site is located within 400m of the Wealden Heaths Phase 1 SPA.
 - **Sites 6 and 7** – fall at the western extent of the village, outside of the settlement boundary. These sites are well located in respect of the village centre, but would represent ‘backland’ development within or adjacent to the Westbrook Green Conservation, in close proximity to the grade 2* listed church. Further constraints relate to proximity to the extensive woodland that defines the western edge of the village, parts of which comprise ancient woodland and all of which is locally designated as a Site of Importance for Nature Conservation (SINC).
 - **Sites 8 and 9** – fall at the southern extent of the village, outside of the settlement boundary and distant from the village centre (although within easy walking distance of the primary school). Also, these sites are located within 400m of the Wealden Heaths Phase 1 SPA.
- 5.11 Of the remaining four sites, it is also considered that **Site 10** can be ruled out at this stage. This land has been promoted late in the day through a representation made to Waverley Borough Council in January 2029 (subsequent to the consultation on LPP2 having closed) that deals with two matters: 1) a suggestion that the park homes site should be included within the settlement boundary; and 2) a suggestion that the site might be extended to the east (c.30-40 additional homes) essentially developing the gap that exists between the existing park homes site and the settlement boundary – see Figure 5.3. Taking these matters in turn:
- the Parish Council does not support the site for inclusion within the settlement boundary, taking account of the context provided by draft LPP2; and
 - whilst the Parish Council recognises that there is a role for park home sites in respect of providing for the accommodation needs of the over 50s, it is considered that local needs can be effectively met through development of the permitted (i.e. with planning permission) 60 bed care home at Weyburn Works alongside delivery of smaller (2-3 bed) homes; furthermore, the site falls outside of the settlement boundary, largely comprises woodland and is adjacent to the woodland SINC discussed above (which extends to cover the park homes site).
- 5.12 The remaining three sites (**Sites 2, 3 and 5**) warrant progression to the growth scenarios. Taking each in turn (east to west):
- Site 2 (Land at Four Trees, Hookley Lane; 2.4 ha) - falls within the proposed (LPP2) settlement boundary and was proposed (LPP2) for **20 homes**; however, the Parish Council completed a masterplanning study which identified the site as suitable for **11 homes**. Also, an earlier iteration of the masterplan had suggested **9 homes**.
 - Site 3 (Land to the rear of the Croft; 1.5 ha) - falls within the proposed (LPP2) settlement boundary and was proposed (LPP2) for **35 homes**; however, the Parish Council completed a masterplanning study which identified the site as suitable for **16 homes** – see Figure 5.5. Also, an earlier iteration of the masterplan had suggested **10 homes**.
 - Site 5 (Sunray Farm, West Hill; 2.6 ha) - falls *outside* the proposed (LPP2) settlement boundary, i.e. within the Green Belt, but was nonetheless proposed (LPP2) to be allocated in part for **12 homes**. Specifically, the proposal was to allocate the previously developed part of the site (namely the western part of the site) only in order to avoid impingement on Green Belt openness (see draft policy DS25). Subsequently, the Parish Council completed a masterplanning study which identified the previously developed part of the site as suitable for development of in the region of **20 homes**, and the whole site (i.e. both previously developed and greenfield part of the site) as suitable for **52 homes** – see Figure 5.6. Also, an earlier iteration had suggested that the whole site is suitable for delivery of **42 homes**.

Growth scenarios

- 5.13 Following discussions between the Parish Council and AECOM it was considered appropriate to explore only:
- two options for **Four Trees**, namely “in the region of 9 to 11 homes” and 20 homes;
 - two options for **the Croft**, namely “in the region of 10 to 16 homes” and 35 homes;
 - two options for **Sunray Farm**, namely “in the region of 12 to 20 homes” and “in the region of 42 to 52 homes”.
- 5.14 There are feasibly eight combinations of these options (2x2x2); however, only the following two combinations would deliver the required number of homes:
- **Growth scenario 1** – High growth at Sunray Farm / low growth at Four Trees and the Croft
 - **Growth scenario 2** – High growth at Four Trees and the Croft / low growth at Sunray Farm.
- 5.15 These were determined to be ‘reasonable’ growth scenarios suited to appraisal and consultation. The appraisal of these growth scenarios is presented below.

6. Assessing the reasonable alternatives

Introduction

6.1 The aim of this chapter is to present assessment findings in relation to the growth scenarios introduced above.

Assessment findings

6.2 **Table 6.1** presents assessment findings in relation to the four growth scenarios.

6.3 With regards to methodology:

Within each row (i.e. for each of the topics that comprise the SEA framework) the columns to the right hand side seek to both **categorise** the performance of each option in terms of 'significant effects' on the baseline (using red / green) and also **rank** the alternatives in order of performance. Also, '=' is used to denote instances where the alternatives perform on a par (i.e. it not possible to differentiate between them), and '?' is used to highlight uncertainty.

Table 6.1: Assessment findings

Objective	Growth scenario 1	Growth Scenario 2
	Sunray high FT and Croft low	Sunray low FT and Croft high
Biodiversity	★1	2
Climate change	★1	2
Landscape	2	★1
Historic environment	=	=
Land, soil & water resources	=	=
Population & community	★1	2
Health	=	=
Transportation	=	=

Discussion

The following bullet points consider the merits of the competing growth scenarios in respect of the established SEA framework. The narrative seeks to both differentiate the scenarios in relative terms and evaluate each scenario in isolation in terms of 'significant effects':

- **Biodiversity** - none of the sites in question are in *close* proximity to a site designated as being of biodiversity importance; however, the eastern-most site (Four Trees) is within c.550m 'as the crow flies' (c.900m by walking route) of the internationally important heathland (common land used by the MOD) that constrains the eastern extent of the Parish. This is considered to be a notable constraint, but not a significant constraint, in light of the findings of Habitats Regulations Assessment (HRA). A further biodiversity consideration relates to on-site trees and other mature vegetation, with both the Croft and Four Trees being notably constrained in this respect, including adjacent areas of woodland shown by the nationally available dataset (see www.magic.gov.uk) as comprising priority (also known as Biodiversity Action Plan, BAP) habitat. In contrast, Sunray Farm comprises previously developed land and pasture land, with the only onsite constraint being in the form of the mature boundary hedgerows, which would be suitably protected and potentially enhanced as part of any reasonably foreseeable development scheme. In **conclusion**, given the combination of factors (proximity to the internationally important common land and onsite trees/vegetation) it is considered appropriate to flag a risk of significant negative effects under Scenario 2.
- **Climate change** - both climate change mitigation and adaptation are relevant considerations here. In respect of mitigation, a primary consideration is the need to minimise per capita emissions from transport by supporting a modal shift away from car dependency, i.e. by supporting a shift to 'sustainable' modes of transport (walking, cycling and public transport), albeit recognising that Elstead is a rural village where residents inevitably need to regularly travel to higher order settlements by car. In this respect there is clear merit to supporting a focus of growth at Sunray Farm (Scenario 1), as the site is very well located in terms of proximity to the village centre and primary school. In contrast, the other two sites are within a walkable (<800m) distance of the Spar convenience store at the northwest extent of the village, but beyond an easily walkable (>1200m) distance of the primary school. With regards to climate change adaptation a key consideration is flood risk, and in this respect Four Trees is subject to a degree of constraint, in that it intersects an area of surface water flood risk (according to the nationally available dataset);⁸ however, this is mostly shown to be an area of 'low' risk. In **conclusion**, whilst Scenario 2 is the less preferable option, it is not possible to conclude the likelihood of significant negative effects.
- **Landscape** - the two eastern-most sites, namely Four Trees and the Croft, give rise to limited landscape concerns (over-and-above concerns relating to loss of trees and mature vegetation, which has already been discussed above), given that they both fall within the established settlement boundary. From a landscape perspective there is little reason to suggest that a higher growth approach at these two sites (Scenario 2) gives rise to any notable concern. In contrast, Sunray Farm falls outside of the settlement boundary, and therefore within the Green Belt. A higher growth strategy for this site would extend beyond the existing built part of the site, and likely impact on the openness of the Green Belt to some extent (noting that there would be open fields on three sides and public footpaths in the vicinity that follow higher ground); however, there is an important mitigating factor, namely that the site has planning permission for equestrian uses to include built development, such that the 'future baseline' for the site could well be (and, indeed, can be assumed to be) one whereby there is bulky new development that impacts on the openness of the Green Belt. In **conclusion**, it is appropriate to flag uncertain significant negative effects under Scenario 1.

⁸ See <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

- **Historic environment** - none of the sites in question are in proximity to a listed building (Sunray Farm is c. 150m as the crow flies, but with extensive intervening built form), although all could lead to increased traffic through a designated conservation area. This might be a particular issue for Sunray Farm, where all traffic from the site would pass through the junction of West Hill and Thursley Road, which is very close to the boundary of the Westbrook Green Conservation Area; however, there is no certainty regarding the significance of any effect. In **conclusion**, the alternative scenarios are judged to perform broadly on a par, and significant effects are not predicted.
- **Land, soil and resources** - none of the sites in question are currently in productive agricultural use, and it is unlikely that any would be put into productive use in the future under a baseline scenario (recalling that Sunray Farm has planning permission for equestrian uses). A further consideration is the need to make best use of previously developed land; however, it is not possible to differentiate the scenarios in this respect, noting that previously developed parts of both Sunray Farm and Four Trees would be utilised under both scenarios. A final consideration relates to the need to demolish existing properties to attain access, which could be a concern associated with a higher growth scenario at the Croft; however, there is no certainty in this respect. In **conclusion**, the alternative scenarios are judged to perform broadly on a par, and significant effects are not predicted.
- **Population and community** - having already discussed matters relating to ease of access to community facilities above (under 'climate change'), a primary consideration here relates to meeting local **housing** needs. Both scenarios would deliver a broadly similar quantum of homes in total; however, there is a concern regarding the viability of a low growth scenario at Sunray Farm, which could feasibly translate into an argument for delivering few or nil affordable homes (also potentially an argument for less in the way of a mix of uses onsite (a higher growth scenario would be expected to deliver a small area of commercial floorspace and also a children's play area) and making less funding available for offsite infrastructure to support safe pedestrian movements). Specifically, the concern is that viability of the scheme might not 'stack up' under a lower growth scenario recognising the opportunity cost associated with the inability to bring forward equestrian development on the site, for which there is extant planning permission. In **conclusion**, it is appropriate to flag a concern regarding Scenario 2, but it is not possible to conclude a likelihood of significant negative effects. With regards to Scenario 1, it is noted that housing growth would bring with it some notable investment in community infrastructure; however, it is not possible to conclude a significant positive effect.
- **Health** - matters relating to safe pedestrian movements have already been touched-upon above, and it is not possible to highlight any further health-related considerations that enable meaningful differentiation of the scenarios. It is noted that a significant area of land would be made available as publicly accessible open space adjacent to Four Trees under all scenarios, and that all sites would have good access to the wider countryside (Sunray Farm benefits from an adjacent public footpath). In **conclusion**, the alternative scenarios are judged to perform broadly on a par, and significant effects are not predicted.
- **Transportation** - matters relating to ease of access to community facilities and safe pedestrian movements have already been discussed above. It is difficult to differentiate the site options in transport terms, with most of the roads in question (West Hill, Hinkley Lane) benefiting from a pedestrian footpath, and none of the key junctions giving rise to an obvious concern (safe traffic movements at junctions being a specialist matter to be examined further in detail). One point of note is that The Croft is a small residential cul-de-sac with no public footpath; however, it is not clear that a higher growth scenario for this site would gain access only from this road. In **conclusion**, the alternative scenarios are judged to perform broadly on a par, and significant effects are not predicted.

In **conclusion**, it is apparent from the appraisal that Scenario 1 performs relatively well in terms of the majority of sustainability objectives; however, it does not necessarily follow that Scenario 1 is 'most sustainable' overall, recognising that the sustainability objectives are assigned no particular weight or degree of importance. The appraisal serves to highlight a notable (albeit uncertain) drawback to Scenario 1 in terms of 'landscape' objectives, and it is for the plan-maker to weigh this up 'in the balance' and, in turn, reach an overall conclusion on the best performing scenario.

7. Developing the preferred approach

7.1 This section presents the Elstead and Weyburn Neighbourhood Plan Steering Group's reasons for developing the preferred approach in light of the alternatives assessment.

7.2 The group has stated:

Site 2 (Four Trees) and Site 3 (the Croft) were identified in the WBC Local Plan Part 1 as areas for potential release from the Metropolitan Green Belt in order to facilitate the building of 160 homes for Elstead over the plan period (2013 to 2032). In addition to Sites 2 and 3, Site 5 (Sunray Farm) was in part identified in the emerging WBC Local Plan Part 2 for potential release from the Metropolitan Green Belt. The site assessment process undertaken by the NPSG has also confirmed that the three sites are deliverable and developable within the period covered by the E&WNP.

The Parish Council is committed to supporting and enhancing Elstead village as a 'walkable neighbourhood' whereby most key community facilities and services should, where possible, be within 800 metres of where people live. Scenario 1 maximises the walkable neighbourhood concept but also the use of previously developed land.

As such, Scenario 1 is considered to be the most suitable growth option to deliver the objectives of the E&WNP, and is consistent with the requirements of the Waverley Local Plan and national planning policy. The NPSG recognises that there are certain arguments in favour of a more dispersed pattern of development across the three site options (Scenario 2), but on balance supports higher growth at Site 5 and lower growth at Sites 2 and 3.

Part 2: What are the SEA findings at this stage?

8. Introduction (to Part 2)

Overview

- 8.1 The aim of Part 2 is to present appraisal findings and recommendations in relation to the current Regulation 14 version of the EWNP. This 'part' of the report presents:
- An appraisal of the current version of the EWNP under the eight SEA theme headings; and
 - The overall conclusions at this current stage and recommendations for the next stage of plan-making.

Appraisal method

- 8.2 The appraisal is structured under the eight SEA themes taken forward for the purposes of the SEA and that are linked to the SEA objectives, see **Table 3.2**.
- 8.3 For each theme 'significant effects' of the current version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.
- 8.4 Every effort is made to identify/ evaluate effects accurately; however, this is inherently challenging given the high-level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

Neighbourhood Plan policies

- 8.5 To support the implementation of the vision for the EWNP, discussed in **Section 2.8**, the current version of the plan puts forward 31 policies to guide development in the Neighbourhood Plan area.
- 8.6 The policies, which were developed following extensive community consultation and evidence gathering, are set out in **Table 8.1** below.

Table 8.1: Draft EWNP policies

Policy reference	Policy name
PP1	Settlement boundary
PP2	Core planning principles
H1	Housing allocations
H2	Sunray Farm
H3	The Croft
H4	Four Trees
H5	Windfall sites
H6	Housing choices
H7	Affordable housing provision
ESDQ1	Character and design
ESDQ2	Conversions and subdivisions
ESDQ3	Design and development briefs
ESDQ4	Local Green Spaces
ESDQ5	Landscape and visual impact
ESDQ6	Bonfire Hill
ESDQ7	Tanshire and Weyburn Green Gap
ESDQ8	Biodiversity and trees
ESDQ9	Historic environment
ESDQ10	Sustainable design
EBS1	Retention and expansion of local employment space
EBS2	Working from home
EBS3	Local community working space
EBS4	Equestrian related development
TGA1	Pedestrian and cycle movement
TGA2	Design code: Rural character of streets and public spaces
TGA3	Car and cycle parking
TGA4	Improved bus services
RLW1	Recreation and leisure facilities
RLW2	Community facilities
RLW3	Retention of assets of community value
ID1	Infrastructure delivery

9. Appraisal of the 'pre-Submission' version of the EWNP

Biodiversity

- 9.1 In terms of biodiversity, there are key sites that are particularly sensitive to development in the Plan area. This includes the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC), Thursley and Ockley Bogs Ramsar site, the Thursley, Hankley and Frensham Special Protection Area (SPA) (Wealdon Heaths Phase I), three nationally designated SSSIs and Thundry Meadows Local Nature Reserve within the plan area, as well as the Wealdon Heaths Phase II SPA and Thursley National Nature Reserve just outside of the Plan area. Designated biodiversity sites are predominantly found in the southern half of the Plan area, and outside of the main settlement area.
- 9.2 Development proposed through the EWNP has the potential to affect these sensitive receptors and lead to negative effects. Across the Plan area, development could lead to increased pressures for biodiversity in terms of noise, light and air pollution, as well as increased recreational and disturbance pressures at key accessible sites, and indirect effects through changes to waterbodies/ water quality. Whilst the strategic parameters of growth are largely set by Waverley Local Plan Part 1 (LPP1) and emerging Local Plan Part 2 (LPP2), the distribution of growth across each of the proposed allocation sites will be influenced by the EWNP and the potential effects of development at the proposed allocation sites 'Sunray Farm', 'The Croft' and 'Four Trees' are explored in more detail.
- 9.3 In respect of international/ European designated biodiversity, none of the site allocations fall within a 400m buffer of international/ European designated sites, however, the accompanying HRA has concluded a number of policy recommendations to ensure that the EWNP does not affect the integrity of designated sites. The SEA supports these conclusions in the avoidance of potential negative effects arising for biodiversity. In relation to housing sites in the EWNP, the allocation at 'Sunray Farm' will require extended policy wording to capture the requirements under the mitigation solution agreed between Waverley Council and Natural England regarding the Wealdon Heaths Phases 1 and 2 SPA. Under this solution, development sites of 20 – 50 dwellings would require some form of mitigation such as Heathland Infrastructure Projects (HIPs) as well as project-level HRA/ Appropriate Assessment. Further policy wording is also recommended to identify that any new development will not be supported unless it contains details of the measures that will be taken to ensure polluted run-off (including suspended sediment) does not leave the site and enter the surrounding waterbodies during construction and operation.
- 9.4 HRA recommendations further include extended policy wording to identify that any development outside of the allocated sites (e.g. windfall or local community co-working spaces as promoted through the EWNP) that falls within a 400m buffer of International/ European designated sites will not be supported.
- 9.5 In terms of nationally designated biodiversity, all the site allocations lie within an Impact Risk Zone (IRZ) associated with SSSIs in the Plan area. Within these areas any residential development that results in a net gain of units is identified as requiring further consultation with regards to potential impacts, and on this basis, development at any of the proposed allocation sites should consult further with Natural England regarding the potential effects and suitable mitigation.
- 9.6 In terms of local biodiversity, each site contributes to ecological connectivity with tree and hedgerow boundaries that should be retained in development where possible. At the land at 'The Croft', development could result in the loss of areas of woodland that connect with the adjacent deciduous woodland Priority Habitat, unless development is largely contained in the north of the site. Even if habitat loss is avoided, the encroachment of development can affect edge habitats with impacts such as cat predation, disturbance, noise, light and air pollution. Similarly, the

border trees north of the land at 'Four Trees' also connect to adjacent deciduous woodland, and the encroachment of development may have similar effects here.

- 9.7 The EWNP recognises the extent of existing habitats on-site at 'The Croft' and identifies under Policy H3 (The Croft) a master-plan for the site which limits any habitat/ tree loss (by focusing development in the north of the site), requires landscape buffer enhancements, and delivers an open space buffer between housing and the existing habitats. This is likely to reduce the potential extent of the identified impacts to a large degree.
- 9.8 At the 'Four Trees' site, the master-plan identified under Policy H4 (Four Trees) does locate housing adjacent to the Priority Habitat, however, this largely reflects the access constraints of the site. Enhancements are still sought through the larger extent of the site (focused in the eastern half), which will provide an enhanced landscape buffer edge and new public open space. The new public open space provisions should draw most recreational pressures away from the Priority Habitat and lend support in reducing recreational pressures at the nearby SPA/ SAC land connected by established walking routes here, however minor long-term negative effects are still considered likely, predominantly as a result of effects such as cat predation, noise, light and air pollution.
- 9.9 Policy ESDW8 (Biodiversity and trees) provides additional protections for biodiversity in the Plan area. The policy requires that "*all development proposals should seek to result in a net gain in biodiversity*" and seeks to "*retain and where possible enhance, existing biodiversity corridors and networks within and beyond the [development] site*". The policy provides further protection for British Standard Category A (high-quality) and B (good-quality) trees, minimising losses and ensuring appropriate compensation where this cannot be avoided. On this basis, it is considered likely that negative effects on local biodiversity can be largely avoided/ mitigated.
- 9.10 Considering the above, whilst the development proposed through the EWNP has been highlighted for potential negative effects in relation to biodiversity, appropriate mitigation is available, and provided through the EWNP policy framework to a large extent, to reduce the extent and significance of these effects. Policy amendments are required to incorporate the recommendations of the HRA, and it is also recommended that further consultation with Natural England occurs regarding the potential effects of development at the site allocations on nearby SSSIs. On the assumption that the HRA recommendations are incorporated into the EWNP policy framework, and further advice is sought from Natural England, the overarching policy requirement for biodiversity net gain provides good potential to deliver enhancements at the development sites and lead to **minor long-term positive effects** overall.

Climate change

- 9.11 In terms of climate change adaptation, fluvial flood risk is largely concentrated around the River Wey and its tributaries and the latest Strategic Flood Risk Assessment⁹ (SFRA) undertaken by Waverley Council indicates that the Plan area is at risk. Surface water drainage and sewer flooding is also a risk for some parts of the Plan area, with sections of medium-high risk again predominantly located around the River Wey and its tributaries.
- 9.12 None of the site allocations proposed through the EWNP lie within a fluvial flood risk area, however both the land at 'The Croft' and 'Four Trees' contain surface water flood risk constraints. At 'The Croft' low to medium risk areas are located along the southern and eastern borders of the site. A requirement for SUDs on-site will minimise the potential for negative effects arising in this respect. At the 'Four Trees' site, development would be located within an area of low to medium surface water flood risk, with further areas at risk extending into the proposed new public open space on site. Given the vulnerability of the proposed uses on site, appropriate mitigation will be required, and this should be demonstrated in proposals prior to any development at the site.

⁹ Waverley Borough Council (2018) Strategic Flood Risk Assessment for Waverley Borough Council [online] available at: https://www.waverley.gov.uk/downloads/file/6568/waverley_borough_council_level_1_sfra_report

- 9.13 Whilst the requirements of the NPPF and Local Plan are likely to capture the need for SUDs, it is recognised that site allocation and/ or sustainable design policies within the EWNP could solidify this requirement at the neighbourhood planning level.
- 9.14 In terms of climate change mitigation, whilst per capita emissions in the Plan area are lower than regional and national averages, their rate of decline is slower, and this should be a focus for the Plan to support continued reductions at the District and national/ global level.
- 9.15 The domestic sector is identified at the District level as the largest contributor to emissions, and small-scale renewables are an opportunity to address this through the Neighbourhood Plan to make positive domestic energy consumption changes. Given the scale of development being proposed through the Neighbourhood Plan, significant energy infrastructure improvements, such as District Heating networks, are considered less viable and unlikely to be delivered, however the Neighbourhood Plan can seek to ensure that new development is adaptable and has capacity to connect to such networks in the future, in light of likely future energy network improvements.
- 9.16 The EWNP does not contain any policies specific to small-scale renewables, though Policy ESDQ10 (Sustainable design) does seek to support “*low carbon development and increased water efficiency*” where appropriate. The identification of appropriate small-scale renewable development opportunities, as well as recognition of the need for future adaptability in respect of energy network connections, could significantly enhance the potential for positive effects in this respect.
- 9.17 Transport related emissions are also likely to influence per capita emissions to a large degree, given the rural nature of the Plan area. The strategic parameters for growth have already been set by the Local Planning Authority, and whilst minor negative effects are anticipated in relation to the effects of growth on transport and air quality (as residents inevitably need to regularly travel to higher order settlements by car), these effects are largely outside of the control of the EWNP. However, the EWNP can provide support for sustainable transport access by maximising opportunities to connect well to the existing footpath network and support opportunities to increase active travel, especially in accessing day-to-day, local needs.
- 9.18 Policy TGA1 (Pedestrian and cycle movement) which identifies that “proposals for the development on allocated sites should provide good pedestrian and cycle connections to existing routes to the village centre” and provides further support for new footpaths and bridleways, alongside additional support for cycle parking and electric vehicle charging points in new development under Policy TGA3 (Car and cycle parking) is also likely to provide support for these objectives. Minor indirect benefits are also anticipated in relation to the support the plan provides for working from home (Policy EBS2) which can ultimately support a reduced need to travel.
- 9.19 Overall, no significant effects are anticipated in relation to climate change mitigation or adaptation, and the support the EWNP provides for active travel and measures to improve sustainable transport access and use are considered likely to lead to **minor long-term positive effects** overall. The appraisal has however identified the potential to enhance positive effects; namely by reiterating the need for Sustainable Drainage Systems in new development, and in providing additional policy support for appropriate small-scale renewables.

Historic environment

- 9.20 In terms of the historic environment of the Plan area, key sensitivities to development include the Elstead and Westbrook Green Conservation Areas, numerous listed buildings and three Scheduled Monuments. None of the site allocations contain or lie directly adjacent to any designated or non-designated assets, and in this respect no significant effects are considered likely.
- 9.21 In the wider setting, the conservation areas lie west of the site allocations, and comprise the hamlet of Westbrook, the area around St James’s Church and Elstead’s historic centre which sits around the triangular green. The Elstead Village Design Statement has been produced to identify local views and assets of value and includes a section on the conservation areas. The Statement recognises the need in new development to “*maintain the open spaces and views in these*”

important areas” whilst taking appropriate measures to *“alleviate problems of parking and traffic congestion around the village green”*.

- 9.22 Given the existing development (and woodland in the case of ‘Sunray Farm’) between the allocation sites and conservation areas no negative effects are anticipated in relation to impacts upon views into and out of the conservation areas. The main effects are likely to relate to an increased vehicle presence in the Plan area as a result of new development, which may exacerbate existing parking and congestion issues around the village green. Minor long-term negative effects are anticipated in this respect; however, it is recognised that the level and location of growth in the Plan area is influenced by the strategic parameters of LPP1 and emerging LPP2 and largely outside of the scope of control of the EWNP. The EWNP’s emphasis on active travel connections to the village centre provides mitigation for this to some degree. Policy TGA1 (Pedestrian and cycle movement) requires development at the allocation sites to *“provide good pedestrian and cycle connections to existing routes to the village centre and to the surrounding countryside”*. Further support is also provided through Policy ESDQ9 (Historic Environment) which seeks to preserve and enhance the historic significance of the Conservation and its *“important contribution to local distinctiveness, character and sense of place”*.
- 9.23 Overall, **minor long-term negative effects** are anticipated as a result of increased vehicle presence in the conservation area and the key constraints this poses in terms of the affecting the significance of the asset. Whilst the level and location of growth is largely influenced by the strategic parameters of the Local Plan, it is recognised that additional policy provisions in the EWNP outlining expectations for development to contribute to improved parking and movements through the historic core of the settlement could provide significant mitigation for the potential effects.

Land, soil and water resources

- 9.24 In terms of land use, whilst precise agricultural land quality grades are unknown, national datasets indicate that high-quality agricultural land in the Plan area is limited and the proposed allocation sites will not result in any loss of these finite resources. No significant negative effects are anticipated in this respect. However, the proposed development sites will lead to loss of greenfield land (the sites are predominantly greenfield) with the potential for minor long-term negative effects with regards to efficient land use, but this is largely a reflection of a lack of available wholly brownfield sites in the Plan area. The proposed allocation sites do utilise areas of brownfield land where available and it is also recognised that the locations of growth are also largely influenced by the strategic parameters of the adopted LPP1 and emerging LPP2. No constraints in relation to mineral resources have been identified at this stage.
- 9.25 In terms of water resources, the overall level of growth in the District is planned for by Waverley Borough Council and will have included consultation with relevant water management companies to plan for resourcing the predicted growth in population. In this respect, no significant effects are identified with regards to water resources as a result of the development proposed through the Neighbourhood Plan. The current Water Resources Management Plan covering the Neighbourhood Plan area (Thames Water) indicates that the Guildford Water Resource Zone (WRZ) is likely to experience deficits starting as early as 2025/26. This will be addressed through a Progressive Metering Programme (PMP), addressing known network constraints and delivering a new mains transfer to maintain supply over the period up to 2099. The EWNP Policy ESDQ10 (Sustainable design) which seeks *“increased water efficiency”* in development will support these actions, with the potential for minor long-term positive effects.
- 9.26 Overall, no significant effects are anticipated in relation to this SEA theme, and whilst greenfield loss is anticipated, it is recognised that the proposed allocation sites are largely influenced by the strategic parameters of LPP1 and emerging LPP2. The policy support that the EWNP provides for increased water efficiency however, is considered likely to support **minor long-term positive effects**.

Landscape

- 9.27 With regards to the landscape, the Plan area lies entirely within the Surrey Hills AONB. The AONB Management Plan indicates that housing development is the biggest pressure on the designated landscape, and the Neighbourhood Plan is ultimately likely to contribute to these pressures as a result of the proposed development sites. In this respect, high-quality and sympathetic design will be crucial to managing the potential impacts.
- 9.28 As part of the ‘Greensand Valley: The Upper Wey’ Landscape Character Area (LCA) key features sensitive to development include the “*small-scale intimate landscape*” and “*secluded feel*”, with “*distinctive bridges, picturesque villages and a wealth of historic and cultural interest*”. Woodland, open meadows and pastureland form part of this LCA as well as historic water meadows, and in this respect, it will be important to retain features and areas that significantly contribute to the overall sense of place. The proposed development sites are also located within an Area of Great Landscape Value (AGLV). It is recognised at this stage that the proposed allocation sites are largely influenced by the Local Plan (LPP1 and emerging LPP2) and the scope of control of the EWNP is limited in this respect. However, the proposed policy framework offers good potential to minimise impacts and maximise opportunities for enhancements.
- 9.29 The land at ‘Sunray Farm’ was assessed within the Waverley Landscape Report (2014) as part of the wider EL02 segment. The Report identifies the importance of this segment in maintaining a green rural character to this side of the village, though it is noted that there is potential for some development close to the village/ existing housing. Further site visits and assessment has established that the site is relatively well-screened from all sides as a result of topography and existing trees/ dense vegetation. The land at ‘The Croft’ lies within the same landscape segment as ‘Sunray Farm’ (EL02), and further site visits and assessment has similarly identified that the site is well screened and not visible from the wider AONB/ AGLV. Whilst the site is visible from existing residential properties to the north of the site, it is recognised that as current scrub/ wasteland it holds little visual amenity value. On this basis, the potential for development to improve immediate townscape settings is also recognised.
- 9.30 The land at ‘Four Trees’ was assessed in the Landscape Report as part of the wider EL01 segment. The Report identifies that the land is a “*key part of the character of the landscape*” where development is likely to negatively impact upon rural character and the green setting for the village. However, again further site visits and assessment has identified that the site is well screened by dense/mature vegetation and whilst there are limited glimpsed views, long distance views from the AONB/ AGLV would not be possible.
- 9.31 Considering the above, no significant negative effects are anticipated in relation to the proposed sites, however, there remains a need to respond to the character of the area with high-quality design and layout which respects the settlement pattern and rural qualities.
- 9.32 The EWNP has master-planned the sites so that each will retain/ enhance landscape buffers and amenity spaces. High-quality design is sought through the allocation policies (H1 – H4) which includes “*a planting and landscape strategy within the defined landscape buffer to minimise landscape impact and create a soft countryside to urban edge*”. The proposed development at the allocation sites are required under policies H1 – H4 to be accompanied by a Landscape and Visual Impact Assessment, and Policy ESDQ1 (Character and design) provides general steer for character and design, including guidance in respect of building lines, plot widths and the spaces between buildings, as well as ensuring due consideration of the Elstead Village Design Statement. Policy ESDQ3 (Design and development briefs) requires the production of a design and development brief in all development that leads to a net increase of 5 or more dwellings. Trees (as important landscape features) are also afforded protection under Policy EDQ8 (Biodiversity and trees). Further to this Policy ESDQ5 (Landscape and visual impact) identifies that “*to soften the transition from countryside to urban from new development within, but on the edge of the defined settlement boundary must maintain visual connection with the countryside and should conserve and enhance the landscape character of the Surrey Hills Area of Outstanding Natural Beauty*”.

- 9.33 Outside of the allocation sites, Bonfire Hill is recognised for its intrinsic landscape value and dedicated Policy ESDQ6 (Bonfire Hill) requires that “*development must have no unacceptable impact on the views from and of Bonfire Hill*”. The Tanshire and Weyburn Green Gap allocated through Policy ESDQ7 will also support the retention of open space and the undeveloped character in this area as well as the separate village identities.
- 9.34 The EWNP therefore is shown to take great efforts in maintaining and enhancing the landscape character of the area, and overall **minor long-term positive effects** are anticipated in this respect.

Population and community

- 9.35 In terms of population and community, the delivery of new housing will ultimately positively support the forecasted increase in residents over the Plan period, and it will be important to ensure that new housing is directed at meeting identified local needs in terms of type, size and tenure. Key issues in the Plan area relate to an ageing population and lower levels of working age residents, as well as slightly higher levels of deprivation than found at the District level. In this respect, appropriate housing delivery, including delivering of specialist housing, could support long-term improvements upon the baseline.
- 9.36 The proposed allocation sites combined will deliver 63 new homes, which (alongside recent completions and commitments) will meet the identified housing needs in full, with the potential for significant long-term positive effects. Policy H6 (Housing choices) is proposed, which identifies that development must “*provide for a broad mix of housing sizes*” and “*in determining the appropriate mix, consideration must be given to the most up to date evidence*”. This is supported by Policy H7 (Affordable housing provision) which seeks to ensure that development delivers affordable housing in line with Local Plan requirements. It is also noted that a 60-bed care home has recently been granted planning permission (Weyburn Works) which will largely deliver against specialist housing needs.
- 9.37 The proposed site allocations are all located in edge of settlement locations and within 800m of some of the existing services and facilities. The largest of the allocations at ‘Sunray Farm’ includes reasonable access to a shop, primary school and cycle route, and all sites have good access to bus stops and open space/ recreational facilities. Development will be further supported by additional community benefits and infrastructure improvements for example;
- Policy TGA1 (Pedestrian and cycle movement) identifies that “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”.
 - Policy H2 (Sunray Farm) allocates land for an additional 0.17ha of commercial development, local community coworking space, a Local Equipped Area of Play and public open space.
 - Policy H3 (The Croft) makes provisions for at least 2 self-build dwellings and allocates land for an additional 1ha of public open space/ landscaping.
 - Policy H4 (Four Trees) makes provisions for 2 self-build dwellings and allocates land for an additional 1.82ha of public open space/ landscaping.
- 9.38 This is further supported by policies which identify and retain existing community assets and support the appropriate development of new services and facilities (Policies RLW2 – Community facilities, and RLW3 – Retention of assets of community value).
- 9.39 Overall, the growth and supporting infrastructure proposed through the EWNP is considered likely to support **significant long-term positive effects** in relation to this SEA theme.

Health and wellbeing

- 9.40 The baseline data indicates relatively high levels of reported good health in the Plan area, which is supported by a GP surgery and a range of recreational and leisure facilities/ spaces. There are indications that the GP surgery is oversubscribed, and additional growth in the Plan area is likely to increase pressure on existing facilities in this respect. Whilst no significant negative effects are anticipated, it is recognised that the EWNP policy framework could be enhanced by extended policy provisions that seek appropriate contributions from development, to enable appropriate capacity improvements at local healthcare facilities and effective integration of proposed growth at the development sites.
- 9.41 Each of the proposed allocations benefit from good countryside access and of note, will deliver new public open space equating to a combined additional contribution of almost 2ha of land. This will support the health and wellbeing of existing and new residents with increased access to leisure and recreational spaces, and, considered alongside the support provided for enhanced public recreation and leisure facilities provided under Policy RLW1 (Recreation and leisure facilities) is likely to deliver minor long-term positive effects.
- 9.42 Further EWNP infrastructure improvements are considered likely to support residents with active travel opportunities as demonstrated by Policy TGA1 (Pedestrian and cycle movement) which identifies that *“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”*.
- 9.43 Overall, the delivery of additional recreational space, alongside improvements with regards to infrastructure and active travel opportunities is considered likely to lead to **minor long-term positive effects** for resident health and wellbeing.

Transport

- 9.44 In terms of transport, good road connections coupled alongside limited rail access and poor bus connections make the private vehicle a preferred mode of travel in the Plan area and high levels of car ownership are identified. The strategic parameters for growth have already been set by the Local Planning Authority, and whilst minor negative effects are anticipated in relation to the effects of growth on transport (as residents inevitably need to regularly travel to higher order settlements by car), these effects are largely outside of the control of the EWNP. However, the EWNP can provide support for sustainable transport access by maximising opportunities to connect well to the existing footpath network and support opportunities to increase active travel, especially in accessing day-to-day, local needs.
- 9.45 The proposed site allocations are all located in edge of settlement locations, with appropriate potential access and within 800m of some of the existing services and facilities. The largest of the allocations at ‘Sunray Farm’ includes reasonable access to a shop, primary school and cycle route, and all sites have good access to bus stops. All sites benefit from good access/ potential access to pedestrian footpaths, and this is supported by Policy TGA1 (Pedestrian and cycle movement) which identifies that *“proposals for the development on allocated sites should provide good pedestrian and cycle connections to existing routes to the village centre”*. Policy TGA1 provides further support for new footpaths and bridleways, and additional support for cycle parking and electric vehicle charging points in new development under Policy TGA3 (Car and cycle parking) is also likely to deliver minor long-term positive effects with regards to the SEA objective for this theme. Minor indirect benefits are also anticipated in relation to the support the plan provides for working from home (Policy EBS2) which can ultimately support a reduced need to travel.
- 9.46 Overall, recognising that the strategic parameters for growth are largely set by the Local Planning Authority, by maximising active travel opportunities and supporting sustainable transport improvements the EWNP is considered likely to lead to **minor long-term positive effects** with regards to transportation.

10. Conclusions and recommendations

- 10.1 Overall in recognition of the strategic parameters of the adopted Local Plan Part 1 (LPP1) and emerging Local Plan Part 2 (LPP2) which largely influences both the level and location of future growth in the settlement, the EWNP is considered to perform relatively well across the range of SEA themes in mitigating the potential negative effects arising and maximising the potential for positive effects.
- 10.2 Significant positive effects are anticipated as a result of housing growth meeting the identified needs and includes a mix of sizes and tenures. Minor positive effects likely to arise also include:
- Benefits to biodiversity as a result of policy directions to achieve 'net biodiversity gain'.
 - Improved active travel opportunities and sustainable transport access supporting transport, communities, health and climate change mitigation themes.
 - Policy provisions supporting high-quality design and increased water efficiency benefiting the landscape, water, and climate change mitigation themes.
 - New open space and landscaping provisions at the development sites supporting landscape, biodiversity, community and health and wellbeing themes.
- 10.3 A key constraint to the level of growth being accommodated for in the Local Plan and EWNP is the effects of increased vehicle use in the historic core of the settlement, potentially affecting the significance of the conservation area. To address this, it is recognised that the EWNP could enhance policy provisions to include expectations for development to contribute to improved parking and movements through the historic core of the settlement.
- 10.4 Further recommendations are also made to enhance the draft plan as follows:
- The recommendations of the HRA are incorporated into the EWNP policy framework.
 - Further consultation with Natural England occurs regarding the potential effects of development at the site allocations on nearby SSSIs.
 - Extended policy provisions reiterate the need for Sustainable Drainage Systems in new development
 - Extended policy provisions provide additional support for appropriate small-scale renewables.

Part 3: What are the next steps?

11. Next steps

11.1 This part of the report explains next steps that will be taken as part of plan-making and SEA.

Plan finalisation

- 11.2 This Environmental Report accompanies the Pre-Submission version of the Elstead and Weyburn Neighbourhood Plan for Regulation 14 consultation.
- 11.3 Following consultation, any representations made will be considered by the Elstead and Weyburn Neighbourhood Plan Steering Group, when finalising the plan for submission.
- 11.4 The 'Submission' version of the plan will then be submitted to Waverley Borough Council (alongside an Updated Environmental Report, if necessary). The plan and supporting evidence will be published for further consultation, and then subjected to Independent Examination.
- 11.5 At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Waverley Borough Local Plan (adopted 2018).
- 11.6 If the subsequent Independent Examination is favourable, the EWNP will be subject to a referendum, organised by Waverley Borough Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the EWNP will become part of the Development Plan for Waverley Borough, covering the defined Neighbourhood Plan Area.

Monitoring

- 11.7 The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. This refers to the monitoring of likely significant effects of the Neighbourhood Plan to identify any unforeseen effects early and take remedial action as appropriate.
- 11.8 It is anticipated that monitoring of effects of the Neighbourhood Plan will be undertaken by Waverley Borough Council as part of the process of preparing its Annual Monitoring Report (AMR).
- 11.9 The SEA has not identified any potential for significant negative effects that would require closer review or monitoring.

Appendices

Appendix I: Regulatory requirements

As discussed in Chapter 1 above, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 (the Regulations) explains the information that must be contained in the Environmental Report; however, interpretation of Schedule 2 is not straightforward. Table A links the structure of this report to an interpretation of Schedule 2 requirements, whilst Table B explains this interpretation.

Table A: Questions answered by this Environmental Report, in-line with an interpretation of regulatory requirements

		Questions answered	As per regulations... the Environmental Report must include...
Introduction		What's the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
		What's the sustainability 'context'?	<ul style="list-style-type: none"> Relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What's the SEA scope?	What's the sustainability 'baseline'?	<ul style="list-style-type: none"> Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
		What are the key issues and objectives that should be a focus?	<ul style="list-style-type: none"> Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework for) assessment
Part 1		What has plan-making / SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the draft plan
Part 2		What are the SEA findings at this current stage?	<ul style="list-style-type: none"> The likely significant effects associated with the draft plan The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the draft plan
Part 3		What happens next?	<ul style="list-style-type: none"> A description of the monitoring measures envisaged

Table B: Questions answered by this Environmental Report, in-line with regulatory requirements

<u>Schedule 2</u>	<u>Interpretation of Schedule 2</u>	
<i>The report must include...</i>	<i>The report must include...</i>	
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the plan seeking to achieve?</i>
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What's the 'context'?</i>
(c) the environmental characteristics of areas likely to be significantly affected;	The relevant environmental protection objectives, established at international or national level	
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'	i.e. answer - <i>What's the 'baseline'?</i>
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The environmental characteristics of areas likely to be significantly affected	
(f) the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Key environmental problems / issues and objectives that should be a focus of appraisal	i.e. answer - <i>What are the key issues & objectives?</i>
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach')	i.e. answer - <i>What has Plan-making / SA involved up to this point?</i> [Part 1 of the Report]
(i) a description of the measures envisaged concerning monitoring.	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.	
	The likely significant effects associated with the draft plan	i.e. answer - <i>What are the assessment findings at this current stage?</i> [Part 2 of the Report]
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan	
	A description of the measures envisaged concerning monitoring	i.e. answer - <i>What happens next?</i> [Part 3 of the Report]

Appendix II: The scope of the SEA

This appendix presents the key issues identified through the scoping process in respect of each of the environmental / sustainability topics that comprise the SEA framework. Further information on the context and baseline review that fed into the identification of these key issues is presented within the Scoping Report.

Biodiversity

- In terms of internationally designated sites, significant areas of the Thursley and Ockley Bogs Ramsar Site; Thursley, Ash, Pirbright & Chobham SAC; and Thursley, Hankley & Frensham SPA are located within the Elstead and Weyburn Neighbourhood Plan area.
- There are three nationally designated Sites of Special Scientific Interest (SSSIs) located within the Elstead and Weyburn Neighbourhood Plan area: Charleshill SSSI, Hankley Farm SSSI, and Thursley, Hankley & Frensham Commons SSSI.
- The majority of the Neighbourhood Plan area is located within an SSSI Impact Risk for residential and/or rural-residential developments.
- There are numerous Biodiversity Action Plan priority habitats present in the Elstead and Weyburn Neighbourhood Plan area including patches of lowland meadows, good quality semi-improved grassland, lowland heathland, lowland ferns, deciduous woodland, broadleaved woodland, woodpasture and parkland.

Climate change

- Any increases in the built footprint of the Elstead and Weyburn Neighbourhood Plan area (associated with the delivery of new housing and employment land) has the potential to increase overall greenhouse gas emissions in the borough.
- Although the total CO₂ emissions per capita within Waverley are lower than the regional and national totals, the overall percentage reduction of emissions within the Borough between 2005 and 2012 was less than regional and national totals.
- There are areas of land adjacent to the River Wey and its tributaries which are located within Flood Risk Zone 3, and as such, have a >1% chance of being flooded each year.
- Within the Elstead and Weyburn Neighbourhood Plan, there are areas of land at medium-high risk of surface water flooding.
- The Elstead and Weyburn Neighbourhood Plan should seek to increase the resilience of the Neighbourhood Plan area to the effects of climate change by supporting and encouraging adaptation strategies.

Historic environment

- 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 monuments, and two Conservation areas.
- Development has the potential to affect the significance of heritage assets and their settings, both positively and negatively.
- Development within the Elstead and Weyburn Neighbourhood Plan area has the potential to affect, both positively and negatively the Elstead conservation area.

Land, soil and water resources

- None of the Elstead and Weyburn Neighbourhood Plan area falls within a designated Surface Water NVZ.
- The ecological quality of the River Wey is generally considered to be 'moderate', however the chemical quality is considered to be 'good'.
- Although recognised as being of poor resolution, the national Agricultural Land Classification dataset indicates that the majority of land in the Elstead and Weyburn Neighbourhood Plan area is of poor quality or not in agricultural use. A small area of Grade 3 agricultural land at the east of the plan area could have potential to be 'best and most versatile land'.

Landscape

- The Elstead and Weyburn Neighbourhood Plan area lies within Surrey Hills AONB which is recognised as a national asset in which its natural and cultural resources are managed in an attractive landscape mosaic of farmland, woodland, heaths, downs and commons.
- The entirety of the Elstead and Weyburn Neighbourhood Plan area is covered by the London Area Greenbelt
- The Elstead and Weyburn Neighbourhood Plan area lies within NCA 120: Wealden Greensand; which has extensive belts of ancient mixed woodland and recent conifer plantations, as well as more open areas of heath on acidic soils, river valleys and mixed farming, including areas of fruit growing. Further development has the potential to impact upon this character.
- The Elstead and Weyburn Neighbourhood Plan also lies within an Area of Great Landscape Value. This combined with being in an AONB and London's green belt, means that the landscape setting has the highest level of planning protection from development.
- The potential effects of development proposed through the Elstead and Weyburn Neighbourhood Plan may have implications for the overall character and appearance of Elstead and Weyburn in the future.

Population and community

- The population of Elstead and Weyburn increased at a lower rate between 2001 and 2011 than Waverley, South East of England and England averages.
- There is a greater proportion of Elstead and Weyburn Neighbourhood Plan residents within the 60+ age category in comparison to the totals for Waverley, the South East of England and England.
- There are low levels of deprivation within the Neighbourhood Plan area.

Health and wellbeing

- 83.3% of residents in the Elstead and Weyburn Neighbourhood Plan area consider themselves as having 'very good health' or 'good health', similar to the total for the South East of England, lower than the total for the borough of Waverley and higher than the total for the whole of England.
- The proportion of residents in the Elstead and Weyburn Neighbourhood Plan area reporting that their activities are 'not limited' is broadly similar to the totals for the whole of England, but lower than the totals for Waverley borough and the South East of England.

Transportation

- The nearest railway station is Milford (Surrey), which is situated approximately 4km away from the Elstead and Weyburn Neighbourhood Plan boundary.

- There is only one bus route passing through the Elstead and Weyburn Neighbourhood Plan area, demonstrating that bus services are very limited, particularly for commuting residents.
- The Elstead and Weyburn Neighbourhood Plan area is well linked to the surrounding road network, with direct access to the B3001 and a network of country roads.
- Residents have access to a network of footpaths within the Elstead and Weyburn Neighbourhood Plan, and the National Cycle Route 22 is situated only 6km away from the Elstead and Weyburn Neighbourhood Plan boundary.
- There are high levels of car ownership in the Plan area and high levels of reliance on the private vehicle reflecting the rural location of the Elstead and Weyburn Neighbourhood Plan area.

Appendix III: Kingsmead Park

Kingsmead Park (red) and proposed extension (blue)

