Planning Policy

Waverley Borough Council

The Burys

Goldaming

Surrey

GU7 1HR

20th January 2021

**ELSTEAD PC COMMENTS ON DRAFT LOCAL PLAN PART 2 (LPP2)**

Dear Sir, Madam

Please find to follow the views of Elstead Parish Council following WBC’s consultation on its draft Local Plan Part 2.

1 Elstead PC (EPC) submits the following comments on the draft Local Plan Part 2 circulated by Waverley Borough Council on 27th November 2020.

2 In general terms, EPC welcomes the draft plan and supports the policies contained in it. In particular, it welcomes the recognition that site allocations for residential development within the Elstead and Weyburn Neighbourhood Plan (NHP) area will be matters for the NHP itself. The NHP will also contain proposals for sites designated under the Local Green Space provisions and para 4.27 of the draft LPP2 should be read in this context.

3 **Para 2.18 -** **Waste water:** There are problems in Elstead in accommodating the disposal of rainwater during heavy rainfall events. This often results in rainwater from dwelling sites being diverted into the sewerage system. This is clearly undesirable and risks overwhelming the capacity of the sewers. We have been advised by Thames Water to include in our NHP a policy which would prohibit the discharge of surface water from new dwellings into the main sewer, except where no other disposal option is practicable. We suggest a similar policy should be included in LPP2.

4 **Para 2.82 – Planning Enforcement:** Neighbourhood Plans should be added to the list of policies to be taken into account in enforcement decisions.

5 **Para 3.7 - Site Allocations:** We confirm that the Elstead and Weyburn NHP will include both site allocations for residential development sufficient to meet the housing allocation for the E&W NHP set out in LPP1and minor amendments to the settlement area boundary to take account of anomalies identified during the NHP process.

6 **Para 3.16 – Development in the Green Belt:** We agree that a case by case approach should be adopted in regard to the extension of buildings ‘well related’ to the Settlement Boundary. But the most effective way of dealing with this issue is to ensure that such buildings are wherever possible included within the Settlement Area in the first place. This is the approach which we have followed in our review of the SA boundary as part of our NHP. We support the retention of the date of 31 December 1968 for the purposes of defining ‘original dwelling’.

7 **Para 3.31** – **Development in Rural Areas:** It is important that development in rural areas should not lead to the avoidable coalescence of rural settlements, in particular, development should not allowed between existing rural developments and settlement areas. We suggest that this should be included as a consideration in policy DM15.

8 **Para 7.10 and 7.17** We note that at least 520 further dwellings are required for Haslemere and Witley/Milford.  We are concerned that the main route for all these homes to access London by road is via the A283 and A286 and on to the A3 at the Milford junction.  This potential extra traffic will have priority over those joining from the B3001.  We trust adequate improvements at this junction are part of an infrastructure strategy to ensure that rush hour queues are not significantly worsened.

Yours sincerely

Juliet Williams

Clerk to Elstead Parish Council