

Elstead and Weyburn Neighbourhood Plan 2013-2032

Regulation 14 Focused Consultation: Housing Policies H1 to H4

March 2021





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Introduction

The previous draft of the Elstead and Weyburn Neighbourhood Plan was issued for consultation in May 2020. In response to the consultation, three new sites were formally put forward for consideration as potential housing development options. These being:

- i) Land at the rear of Water Meadow Place;
- ii) Land at Kingsmead Park; and
- iii) Land at Springfield.



Figure 1: New potential housing development options

These three new sites have been duly assessed by the Neighbourhood Plan Steering Group's professional advisers, AECOM. Informed by the updated site assessment, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) work, the Steering Group are now proposing modifications to the preferred housing site allocations contained in the draft Neighbourhood Plan in May 2020. The purpose of this focused consultation is to therefore seek views on revised housing site allocation proposals.

The results of the May 2020 consultation have not, in the Steering Group's view, resulted in the need for significant changes in the other policies contained in the draft Neighbourhood Plan. In view of this, we are only now seeking views on the policies contained within this consultation document.

A copy of the May 2020 draft Neighbourhood Plan and its supporting evidence base is available on the Elstead Parish Council website at: <https://elsteadvillage.co.uk/neighbourhood-plan/>. Hard copies are available on request from the Clerk at: elsteadpc.clerk@gmail.com

The Housing Requirement

Waverley Borough Council's adopted Local Plan Part 1 (LPP1) requires the Elstead and Weyburn Neighbourhood Plan area to provide or allocate sufficient sites to accommodate a minimum of 160 dwellings over the lifetime of the LPP1 (2013-32). Since 2013, 98 of these dwellings have already been accounted for in the form of housing completions or granted planning permission commitments. This leaves a minimum of 62 dwellings to be allocated to additional sites in the Neighbourhood Plan area.

The Proposed Housing Allocations

The government's planning policy and guidance, contained in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) stipulates that before releasing land from the Green Belt all reasonable options to make as much use as possible of suitable brownfield sites and underutilised land should have been fully examined.

At the time the May 2020 draft Neighbourhood Plan was prepared, to meet the LPP1 requirement there was very limited capacity within the existing settlement boundary area to deliver the additional housing required. In view of this, the Steering Group proposed to release three Green Belt sites to deliver the remaining housing quota. These sites were Sunray Farm (42 dwellings), Four Trees (11 dwellings) and Croft 2 (10 dwellings).



Figure 2: May 2020 Draft Housing Site Allocations

In September 2020, Waverley Borough Council put forward the Springfield site which lies within the existing settlement area and is also a previously developed site. It would provide a net additional 16 dwellings, all of which would be available as affordable rented properties. In accordance with national planning policy Springfield is a more preferable appropriate option than any of the three Green Belt sites included in the previous draft Neighbourhood Plan. The Steering Group accordingly proposes to include the Springfield site in its revised Neighbourhood Plan. The additional 16 dwellings which Springfield would provide mean that it is no longer necessary to utilise all of the three Green Belt locations previously identified. The Neighbourhood Plan Steering Group have sought and received reassurance from Waverley Borough Council Housing Team about the proposed redevelopment at Springfield. WBC have confirmed that all affected Springfield residents have been appropriately consulted on the proposed plan

The Steering Group has therefore reassessed and considered the suitability and numbers of dwellings at Sunray Farm, Four Trees and Croft 2. It remains of the view that Sunray Farm is the most appropriate of the three locations, principally in view of its proximity to services, its status as previously developed land and its lesser impact on the landscape. It recommends however that the number of dwellings at Sunray should be reduced from 42 to 40, with a modest increase in the land available for business use.

The group also recommends that Four Trees (11 dwellings) should be retained as a site in order to provide a number of dwellings slightly above the minimum required under the terms of LPP1. Springfield (16), Sunray (40) and FourTrees (11) would together provide space for 67 additional homes, as against the 62 still outstanding to meet the LPP1 requirement. The buffer of 5 homes has been included to ensure that the target can be met.

The Steering Group now recommends that Croft 2 should be omitted from the Neighbourhood Plan. This site has recently been the subject of a planning application for 34 new dwellings, which has been refused by the planning authority. This location is the furthest of the three sites from the main village services and its development would involve the loss of more tree cover than either of the other two Green Belt sites. The Steering Group acknowledges that Surrey County Council Highway Department have previously indicated that a satisfactory vehicular access could be provided. However, the Steering Group remains concerned over the extent to which an appropriately safe vehicular access can be provided. It is principally for these reasons that the site is deemed to be less appropriate than either Sunray or Four Trees.

The independent assessments of the other two Green Belt sites submitted in response to the May 2020 Neighbourhood Plan consultation (Land at the Rear of Water Meadow Place and Kingsmead Park) indicate that neither is a more appropriate site than either Sunray Farm or Four Trees. The first of these is a more remote site which is not contiguous with the settlement area. It is very close to the nearby Wealden Heaths Special Protection Area (SPA); indeed, part of the site is within the SPA's 400m buffer zone. Its development would also compromise the integrity of the proposed 'green gap' which separates Elstead village and the Water Meadow Place/Tanshire developments, and Peper Harow Parish, this is included as one of the key policies in the draft Neighbourhood Plan (Policy ESDQ7). The second site (Kingsmead Park) is partly within the 400m SPA buffer zone and is located wholly within a Site of Nature Conservation Importance.

In view of the above, the Steering Group are now proposing the following housing site allocations:

Site	Net Additional Dwellings
Sunray Farm	40
Springfield	16 (26 gross dwellings)
Four Trees	11
Total	67

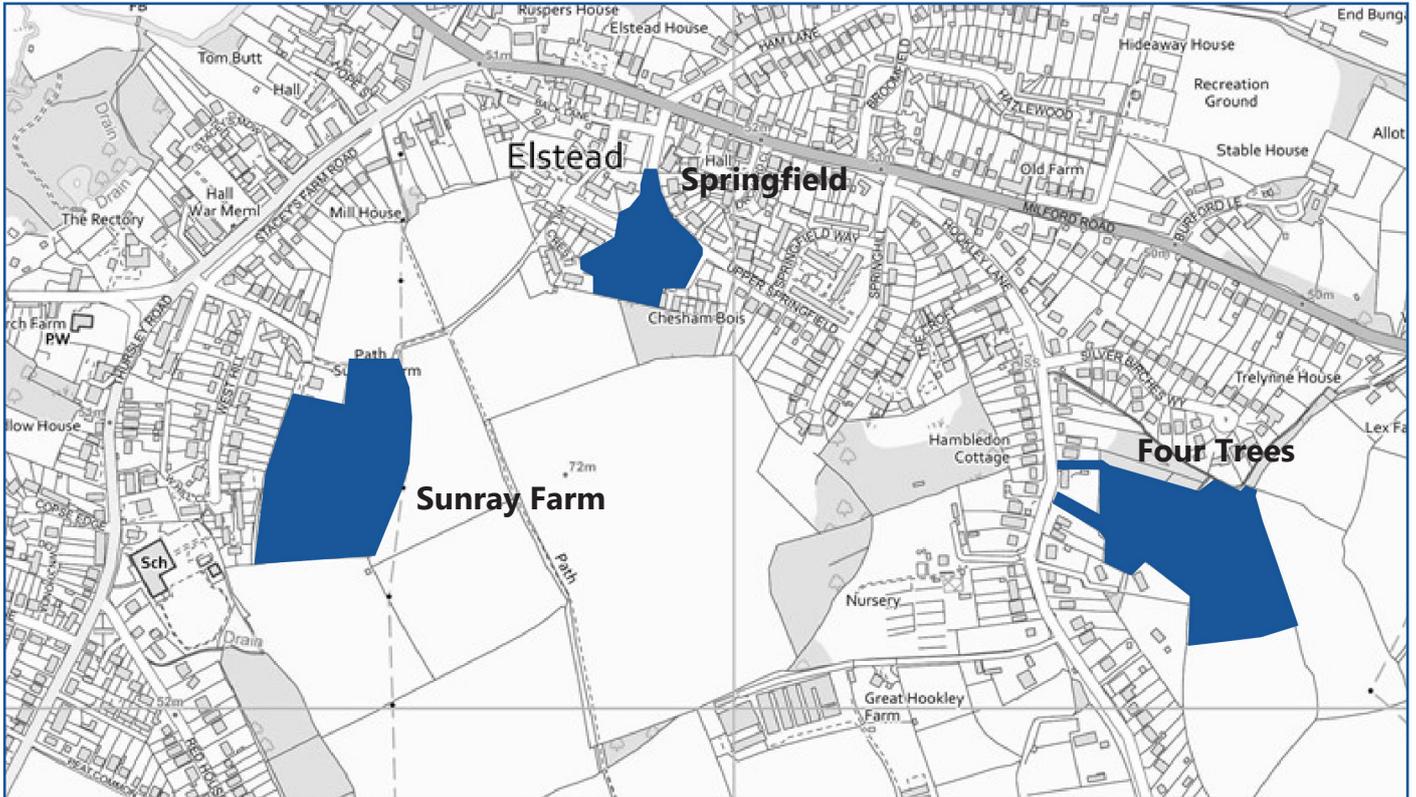


Figure 3: Proposed Housing Site Allocations

The extent of the total site areas are illustrated in blue within Figure 3. However, for each site a meaningful proportion of the total site area is proposed to be allocated as new public open space. Not all of the area shown in blue is therefore proposed for housing development.

The proposed policies associated with these revised housing allocations is the subject of this consultation. The detailed policies are set out within the remainder of this consultation document.

The AECOM assessments of all three additional sites are included in the supporting documents to the Neighbourhood Plan and are available on the Parish Council’s website <https://elsteadvillage.co.uk/neighbourhood-plan/>. Also available are the Strategic Environmental Assessment and the Habitats Regulation Assessment.

Our next steps on the road to adopting the Elstead and Weyburn Neighbourhood Plan

May to June 2021: Preparation of the Final Neighbourhood Plan and Evidence Base

June to July 2021: Submit the Final Neighbourhood Plan to Waverley Borough Council

October 2021: Independent Examiner review of the Neighbourhood Plan

Late 2021 / Early 2022: Neighbourhood Plan Referendum

How to Respond

We are seeking views on the policies within this consultation document between Friday 26 March and **Friday 7 May 2021**.

Feedback is important and is actively encouraged as every comment will be read and carefully considered. The preferred format for feedback will be through an online form which can be accessed using the link below or via the Elstead Parish Council's website.

Consultation Survey: <https://www.surveymonkey.co.uk/r/ElsteadNP-Focused-Consultation>
Neighbourhood Plan website: <https://elsteadvillage.co.uk/neighbourhood-plan/>

Paper response forms will also be available on request. Please contact the Elstead Parish Council Clerk at elsteadpc.clerk@gmail.com

Due to Covid-19 we will be holding virtual Drop In sessions for residents to provide feedback and ask questions. Virtual Sessions will take place on:

Session 1:

Wednesday 31 March, 12:00 noon to 14:00 hours

Join Zoom Meeting

<https://us02web.zoom.us/j/82945264951?pwd=WFpYZitEYS9HVTduY2tDK2htYjRrQT09>

Meeting ID: 829 4526 4951

Passcode: 509260

One tap mobile

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United Kingdom

+442030512874,,82945264951#,,,,*509260#
United Kingdom

Dial by your location

+44 203 481 5237 United Kingdom

+44 203 051 2874 United Kingdom

Session 2:

Tuesday 6th April, 18:00 to 19:30 hours

Join Zoom Meeting

<https://us02web.zoom.us/j/86433682032?pwd=OGJ6N1ZOWGIEVDhzckgxTXNDTnJ5dz09>

Meeting ID: 864 3368 2032

Passcode: 954306

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We also plan to hold a Covid-safe socially distanced Q&A session on **Monday 19th April**, between 12:00 noon and 14:00 hours at The Pavilion Café, Tanshire Park, Shackleford Road, Elstead, GU8 6LB. This will be a drop in session with 4 people at any one time.

Policies

Policy H1: Housing Allocations

The following provision will be made to deliver 160 net additional dwellings between the period 2013 to 2032:

Supply Source	Dwellings (net additional)
Completions and commitments (2013 to 2020)	98
Allocated Sites	
(a) Sunray Farm	40
(b) Springfield	16
(c) Four Trees	11
Total	165

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

Policy H2: Sunray Farm

The Sunray Farm site is allocated for:

- (i) 40 dwellings within the 1.55 hectares defined as the extent of residential development within Figure H2.
- (ii) 0.30 hectares of commercial development (Class B1 Use) within the area defined within Figure H2.
- (iii) 0.48 hectares of retained and enhanced landscape buffer and public open space within the areas defined within Figure H2.

Development proposals on the site should be landscape led and:

- (a) Deliver a planting and landscape strategy within the defined landscape buffer to minimise landscape impact and create a soft countryside to urban edge.
- (b) 20% of plots on the site should be self-build or custom-build dwellings.
- (c) Provide vehicular access from West Hill.

- (d) Provide a pedestrian and cycle access between the site and West Hill / West Hill Close.
- (e) Provide a Local Equipped Area of Play and public open space focal point with good natural surveillance.
- (f) Provide a local community co-working space following the principles set out within Policy EBS3 within the area defined as commercial development.
- (g) Plans must be accompanied by a Landscape and Visual Impact Assessment.
- (h) Provide appropriate Suitable Alternative Natural Greenspace mitigation.
- (i) Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected.
- (j) 'Piggy-back' style off-street car parking should be minimised where practically possible.

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

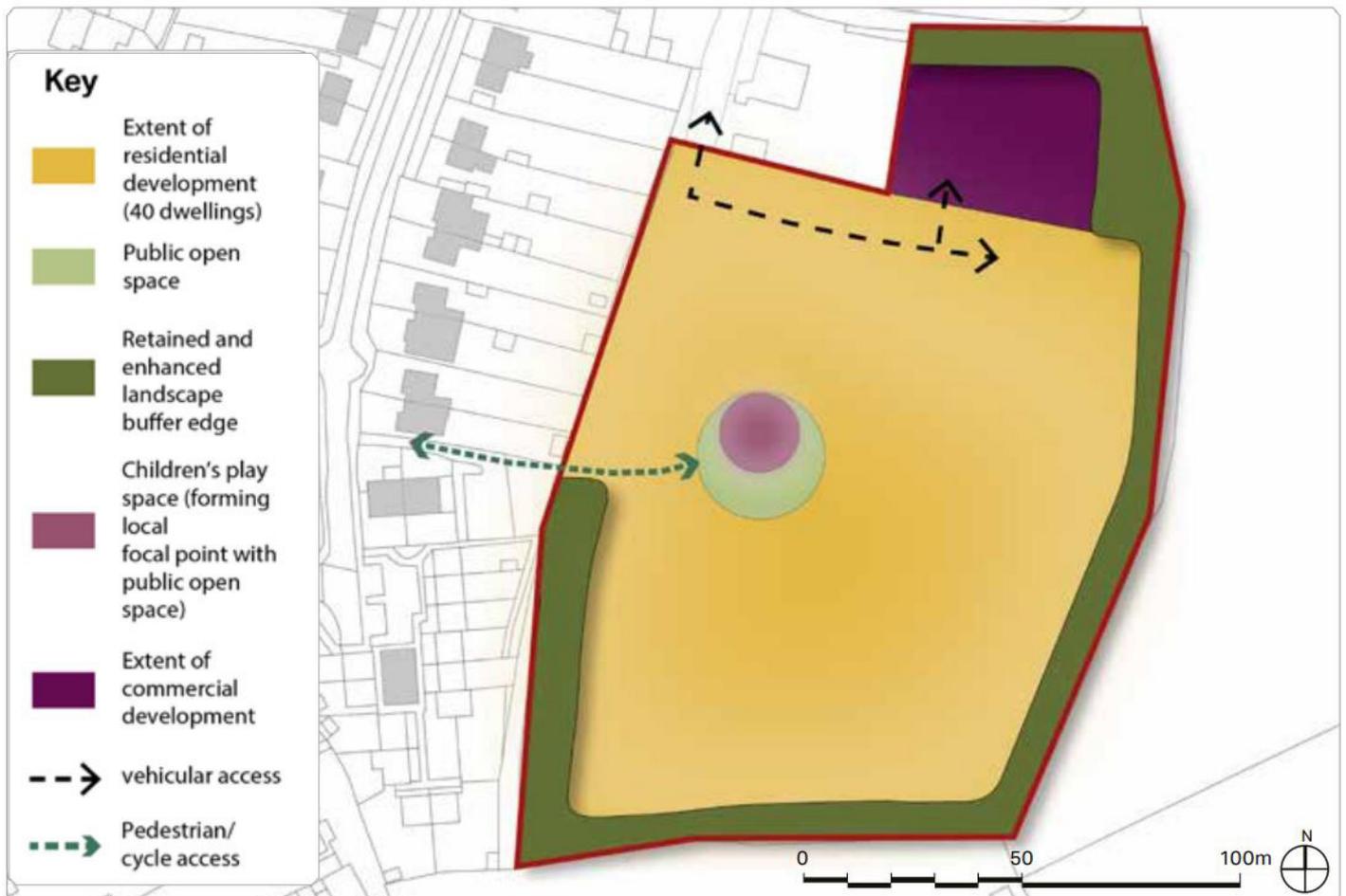


Figure H2: Sunray Farm

Policy H3: Springfield

The Springfield site is allocated for redevelopment comprising:

- (i) 26 (gross) dwellings within the 0.95 hectares defined as the extent of residential redevelopment within Figure H3.
- (ii) A multi-age Local Equipped Area for Play, or enhancement to the nearby Quillets play area.

Development proposals on the site should be landscape led and

- (a) Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected.
- (b) 'Piggy-back' style off-street car parking should be minimised where practically possible.

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



Figure H3: Springfield

Policy H4: Four Trees

The Four Trees site is allocated for:

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

Development proposals on the site should be landscape led and:

- (a) Deliver a planting and landscape strategy within the defined landscape buffer to minimise landscape impact and create a soft countryside to urban edge.
- (b) 20% of plots on the site should be self-build or custom-build dwellings.
- (c) Provide vehicular access from Hookley Lane.
- (d) Plans must be accompanied by a Landscape and Visual Impact Assessment.
- (e) Provide appropriate Suitable Alternative Natural Greenspace mitigation.
- (f) Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected.
- (g) 'Piggy-back' style off-street car parking should be minimised where practically possible.

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



Figure H4: Four Trees

