

Elstead and Weyburn Neighbourhood Plan 2013-2032

May 2024





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Foreword

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

The Elstead & Weyburn Neighbourhood Plan builds upon the Elstead Village Design Statement which is a material planning consideration adopted by Waverley Borough Council in 1995. Once adopted the Elstead & Weyburn Neighbourhood Plan will become a statutory document and therefore form part of the borough planning framework.

The Elstead & Weyburn Neighbourhood Plan will last until 2032 but can be refreshed every five years. Villages / towns with an adopted Neighbourhood Plan benefit from the maximum Community Infrastructure Levy (CIL) funding to spend on local projects.

Volunteers from Elstead and Peper Harow formed the Elstead & Weyburn Neighbourhood Plan Steering Group in 2015 with support from Elstead Parish Council. From this, five working parties were created to explore fully the following categories; 1) Homes and Community Facilities, 2) Environment, Heritage and Recreation, 3) Local Employment and Business Support, 4) Getting around, Transport and Utilities, 5) Weyburn.

Their remit was to understand what currently exists and future requirements. From this evidence and our many public meetings, surveys and two full Regulation 14 consultations (2018 and 2020) and a focused Housing Policies consultation (2021) a comprehensive list of policies and projects has evolved and this forms the basis of this Elstead & Weyburn Neighbourhood Plan.

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

On behalf of your Neighbourhood Plan Steering Group and Team, Jane Jacobs, Chair and Dawn Davidsen, Vice Chair.

1. Introduction

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

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

The Neighbourhood Plan area

- 1.3 On 9 June 2015, Waverley Borough Council formally agreed the Neighbourhood Plan area boundary, which reflects the Elstead Parish boundary and a small part of Peper Harow Parish, which comprises the former Weyburn Works site, the Tanshire Business Site and the adjacent land to the west of the Shackleford Road and to the south of the River Wey. These parts of Peper Harow Parish were included because they are closely associated with the settlement of Elstead and rely heavily on the services provided in the village (see Figure 1.1: Neighbourhood Plan Boundary). The policies within this Neighbourhood Plan therefore do not relate to development within Peper Harow that is outside of the Neighbourhood Plan area.

Who has created the Plan?

- 1.4 The production of the Neighbourhood Plan was led by Elstead Parish Council and the Neighbourhood Plan Steering Group. In addition to being developed by community representatives, the Neighbourhood Plan has gone through an extensive community engagement process including working groups, public meetings and exhibitions.

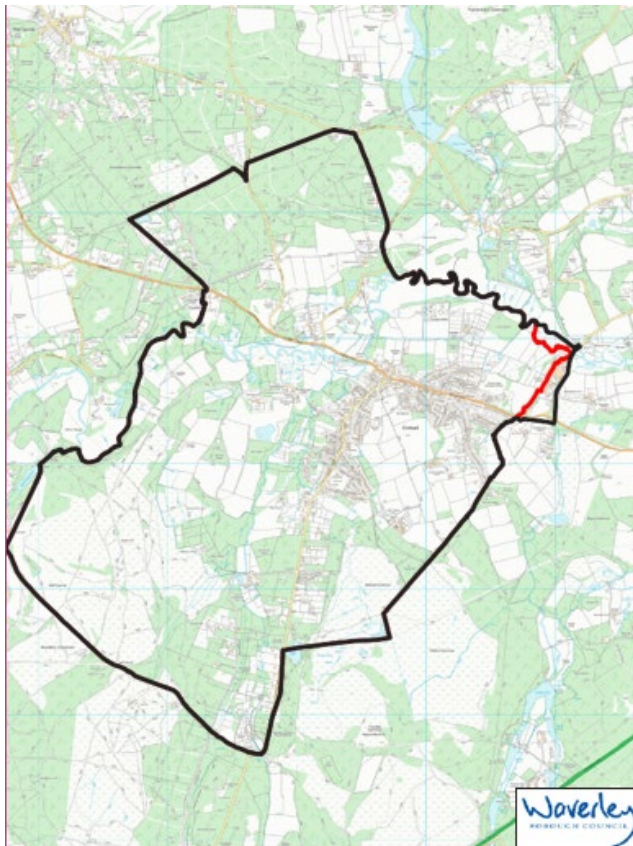


Figure 1.1: Neighbourhood Plan Boundary

How has the community been involved?

1.5 The preparation of the Neighbourhood Plan has taken a number of years and involved a number of stages of public engagement:

- Initial launch meeting in September 2014;
- Presentation of the Working Group findings held on 6 July 2015;
- The Big Survey undertaken in late December 2015;
- Public Exhibition and Meeting for the Big Survey Objectives and Vision held on 6 July 2016;
- 2016 Mini Survey;
- Big Meeting and Design Workshops held between 17 and 19 July 2017;
- Draft Neighbourhood Plan consultation undertaken between 6 July and 30 August 2018;
- Engagement with Waverley Borough Council over site selection;
- Draft Neighbourhood Plan consultation undertaken between 11 March and 8 May 2020; and
- Focused Housing Policies consultation undertaken between 26 March and 7 May 2021.

How to read this Plan

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

- Section 3: Vision and Key Planning Principles
- Section 4: Housing
- Section 5: Environment, Sustainability and Design Quality
- Section 6: Employment and Business Support
- Section 7: Transport and Getting Around
- Section 8: Recreation, Leisure and Wellbeing
- Section 9: Infrastructure and Delivery

- 1.7 Each section provides an introductory overview of the topic theme and feedback from the Big Survey of 2015/16, mini survey of 2017, the Regulation 14 consultations and comments from the independent Examiner. This is followed by the planning objectives and the policies which seek to deliver the objectives.
- 1.8 The overarching key diagram policy map (Figure 3.1, page 19) clearly indicates the four land allocation elements of this plan. The Key Diagram should be read as a whole with the policies and supporting text of this Neighbourhood Plan and the Waverley Development Plan.

October 2014 – January 2015

Neighbourhood Plan Kick off Meeting and Baseline Data Gathering

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

June 2015

Neighbourhood Plan Area Approved

Waverley formally approved the Neighbourhood Plan Area.

July 2015 – July 2017

Public Meetings, Exhibitions, Surveys and Design Workshops

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

July 2018 - September 2018

Regulation 14 Consultation

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

February 2019 - February 2020

Second Draft Neighbourhood Plan and Supporting Evidence Base

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

March 2020 - May 2020

Second Draft Neighbourhood Plan Consultation

Local residents and statutory bodies consulted.

March 2021 - May 2021

Focused Housing Policies Consultation

Focused consultation on the proposed revised housing allocations.

May 2021 to June 2021

Preparation of the Final Neighbourhood Plan and Evidence Base

Finalise the Neighbourhood Plan incorporating comments from the consultation process.

September 2021 - October 2021

Submit the Final Neighbourhood Plan to Waverley Borough Council

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

December 2021

First Independent Examiner appointed by Waverley Borough Council to review the Neighbourhood Plan

(Plan left unreviewed by Examiner for 18 months)

July 2023

Second Independent Examiner appointed by Waverley Borough Council to review the Neighbourhood Plan

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

November 2023

Neighborhood Plan Independent Examination

May 2024

Neighbourhood Plan Referendum

2. A portrait of Elstead

Local Context

- 2.1 Elstead is situated within the beautiful countryside of the Surrey Hills Area of Outstanding Natural Beauty (AONB), in the County of Surrey. It is an attractive rural village where development is concentrated on two roads (Thursley Road and Milford Road) that meet at a central green. The settlement area nestles in a long but narrow band of land between the River Wey to the west and north and the higher land of Bonfire Hill / West Hill and Spring Hill to the east and south. The built up area never rises above the 60m contour line, a defining line for the settlement structure.
- 2.2 Geographically, Elstead lies between Farnham, approximately 4.5 miles to the north west and Godalming, approximately 5 miles to the east on the B3001 road. Guildford, the county town, is located approximately 6 miles to the north east. The A3 and A31 road interchange lies between Elstead and Guildford, approximately 2.2 miles to the north east. Overall, Elstead has relatively good road links to surrounding key towns and settlements.
- 2.3 Whilst Elstead has good road links, public transport accessibility is poor. The closest railway stations are Milford and Godalming on the Portsmouth to London line and Farnham on the Alton to London line. All are 3-4 miles from the village. There are currently no direct bus services to these stations from Elstead. Furthermore, there is only a weekday hourly bus service linking the village with Farnham, Godalming and Guildford. Saturday services are less frequent and there are no services on a Sunday or Bank Holidays. Poor public transport accessibility is a particular issue for the community's young and elderly population.

History

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

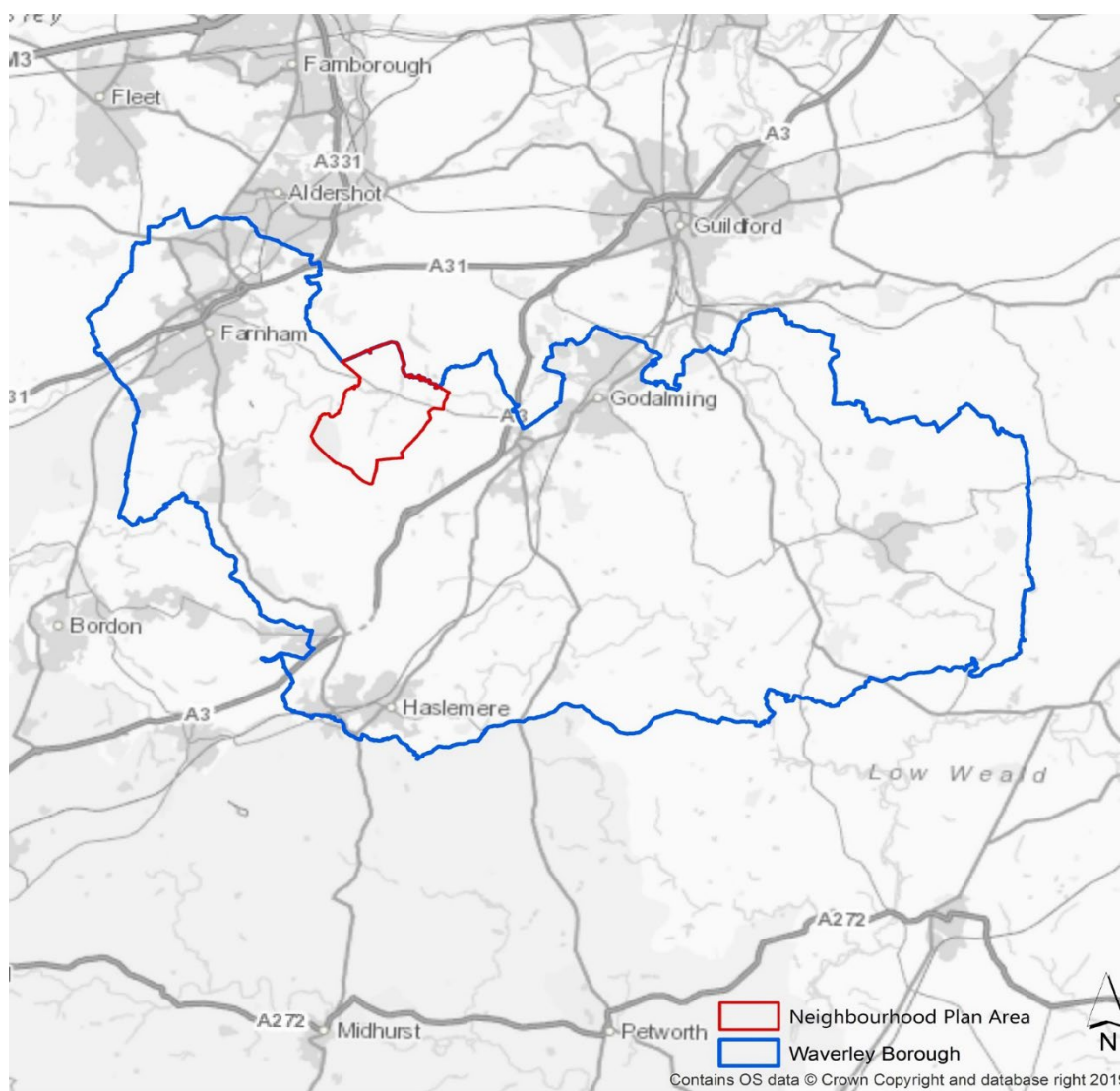


Figure 2.1: Spatial Context Plan

Social Profile

Population and Housing

- 2.7 At the time of the 2011 Census, the population within the Neighbourhood Plan area was 2,557 persons. The growth in population experienced within the area between the 2001 and 2011 Census was 94 persons (3.8%).
- 2.8 In terms of age profile in 2011, about 27% of Elstead's population was aged 65 and older, about 7% above the average for Waverley Borough and 9% above the national average.
- 2.9 According to the 2011 Census data the working age population (67.7%, 18 to 74 years of age) is lower than the Waverley average, as is the proportion of young people aged 0-17 years old (just under 20%). The age group of the 18 to 29 year olds (5.6%) is significantly under-represented in the local population.
- 2.10 Population projections undertaken by the Office for National Statistics (ONS) at the Borough level indicate that between 2019 and 2032 the total population of Waverley will increase by 3.7%. At the time of the 2011 Census the Neighbourhood Plan area has 1,118 dwellings. The Neighbourhood Plan area has circa. 2.28 persons per household.

- 2.11 The 2011 Census also showed that the area has broadly the same proportion of home ownership (75%) and social rented dwellings (15%) compared to the rest of the Borough. Census statistics identify that the Neighbourhood Plan area has a marginally higher proportion of family sized properties (3+ bed properties) than the rest of the Borough (70% compared to 66%) and conversely a marginally lower proportion of one and two bedroom properties for young people trying to get onto the property ladder or older people wishing to down-size, than the rest of the Borough (30% compared to 34%).
- 2.12 Analysis of 2001 Census and 2011 Census data indicates that the proportion of the Neighbourhood Plan area's housing stock that is 1-bed, 2-bed and 3-bed properties is decreasing (in particular 1-bed and 3-bed properties) whereas the proportion of 4+ bed housing stock is increasing. A reason for this change in housing stock balance is likely to be people choosing to extend their existing house as opposed to moving to a larger property. A consequence of this trend is an ever decreasing stock of smaller sized properties for newly forming younger families or those wishing to down-size.
- 2.13 The Elstead and Peper Harow Housing Needs Survey, March 2019, highlighted that housing affordability is a key issue for the Neighbourhood Plan area. Waverley is amongst the most expensive areas in Surrey and Elstead and Peper Harow are more than 37% more expensive than the average Surrey home and 147% more expensive than the average property in England (based on 2018 Land Registry data).
- 2.14 The Elstead and Peper Harow Housing Needs Survey also identified, based on a local survey, that there were approximately 22 households from Elstead in need of affordable housing (15 households in need of affordable rent and 7 in need of shared ownership).
- 2.15 Persistent challenges are related to local housing choices: specifically a limited range of available housing tenures, property sizes and the number of genuinely affordable homes for young families and more mature households.

Health and Well-being

- 2.16 The 2011 Census outlines that the majority of residents are in 'very good' or 'good' health. This is broadly the same as the wider Waverley Borough area. The Neighbourhood Plan area falls geographically within two of the Office for National Statistics defined Lower Super Output Area's (LSOAs) (Waverley 011A and Waverley 011B). The Government's Index of Multiple Deprivation 2019 indicates the Waverley 011A is within the 30% least deprived LSOAs in England and Waverley 011B is within the 10% least deprived LSOAs in England.
- 2.17 There is one GP practice with two full time GPs within the Neighbourhood Plan Area (the Springfield Surgery). NHS data indicates that 4,120 patients are registered with the practice. Based on the NHS Healthy Urban Development Unit Model population size standard (a requirement for one GP per 1,800 people) the practice is already marginally oversubscribed. There are two dental practices in the Neighbourhood Plan Area (The Elstead Dental Surgery and the Tanshire Clinic) and alternative dental practices may be found within the neighbouring settlements of Milford, Witley and Godalming.
- 2.18 In terms of educational facilities St James' Primary School is the only primary school within the Neighbourhood Plan area. Data from Surrey County Council as Education Authority confirms that the school has headroom to accommodate additional primary school pupils. Although there is potential to expand the school physically, any expansion would only be justified and feasible through a significant increase in pupil numbers. Any expansion which diverted pupils from neighbouring schools could undermine the viability of these schools and lead to unsustainable travel choices and local highway congestion.

- 2.19 There are currently two pre-school facilities in the village, one is a nursery/pre-school facility operated by Tenderlinks at The Thursley Road Pavilion, the other is the pre-school at St James's Primary School. Several other pre-schools can be found just outside the NHP area, at Thursley and Shackleford as well as in Milford, Witley and Godalming. The closest secondary school to the Neighbourhood Plan area is Rodborough School, Milford and the closest 6th form College being Godalming College. Department for Education (DfE) data also indicates that these establishments have limited existing capacity to accommodate additional housing growth.



Image courtesy of R Awbery

- 2.20 Village sports and recreation facilities include two recreation grounds (Thursley Road Recreation Ground and Burford Lodge Recreation Ground, totalling 5.5 ha in area) accommodating a cricket square, two adult football pitches and three junior pitches, a tennis club with 5 courts and a small club house (with limited facilities) and two large children's play areas. The Thursley Road ground is served by a large modern sports pavilion which also accommodates Tenderlinks Pre-school and Nursery. Both of the recreation grounds are owned and managed by Elstead Parish Council, with the various sports clubs responsible for the maintenance of their specialised facilities. There are also smaller children's play areas at the Croft development and at The Quillets, Springfield. Adjacent to the Burford Lodge ground are the Elstead Village Allotments, comprising 31 half-sized allotments. The land is owned by the Parish Council and managed by the Elstead Village Allotment Association (EVAA).
- 2.21 The demand for recreational land in the NHP area is increasing as a result of the growth in population and the success of the junior football club. There are no usable changing facilities or clubhouse at the Burford Lodge Recreation Ground for either the junior or senior football teams, which is a significant issue in terms of providing a safe and appropriate environment for organised sport.
- 2.22 Overall and for its size, Elstead is reasonably well provided for in terms of recreational, leisure and community facilities with approximately 50 social and sports organisations. The village maintains an active social and cultural programme, catering for a wide range of interests and age-groups. Village organisations include (but not limited to), Elstead Cricket Club (adult and junior sections), Elstead Football Club (adult and veteran teams), Elstead Sharks (junior football), and Elstead Village Tennis Club (adult and junior sections), a badminton club, an archery club, PETS dramatic society, Women's Institute, Elstead Royal British Legion (which includes a bowls club dating back to before World War II), Elstead Garden Club, uniformed youth groups (e.g beavers, brownies, cubs etc) and two churches. The Elstead Marathon, the Elstead Paper Boat Race and the Elstead Pancake Race are well-established and popular features of the annual social calendar which also help to raise funds for local charities and voluntary organisations.

- 2.23 The three public houses in Elstead (all of which provide restaurant facilities) are key focal points of social life in the village and are an important part of the community infrastructure (The Woolpack, The Golden Fleece and The Mill). They provide services for local tourism and are important local employers.
- 2.24 The village has a local convenience store (Spar), which includes a Post Office counter. There are several other retail premises, including a pharmacy, hairdresser, a beauticians, dog groomer, funeral director, three cafes and a fish and chip shop. Godalming, Farnham and Guildford Town Centres are all located within 6 miles of the Neighbourhood Plan area. These town centers are home to a wide range of recreational and cultural activities including leisure centres, libraries, cinemas and retail

Environmental Profile

- 2.25 As shown on the constraints plan in Figure 2.2, the whole of the Neighbourhood Plan area is located within the Surrey Hills Area of Outstanding Natural Beauty (AONB), and also within the Wealden Heath Special Protection Area (SPA) 5km buffer zone. A third of the area is designated as a Site of Special Scientific Interest (SSSI) and much of the remainder is within the 400m SPA zone of influence (i.e. land outside the Special Protection Area but within 400m from its boundary).

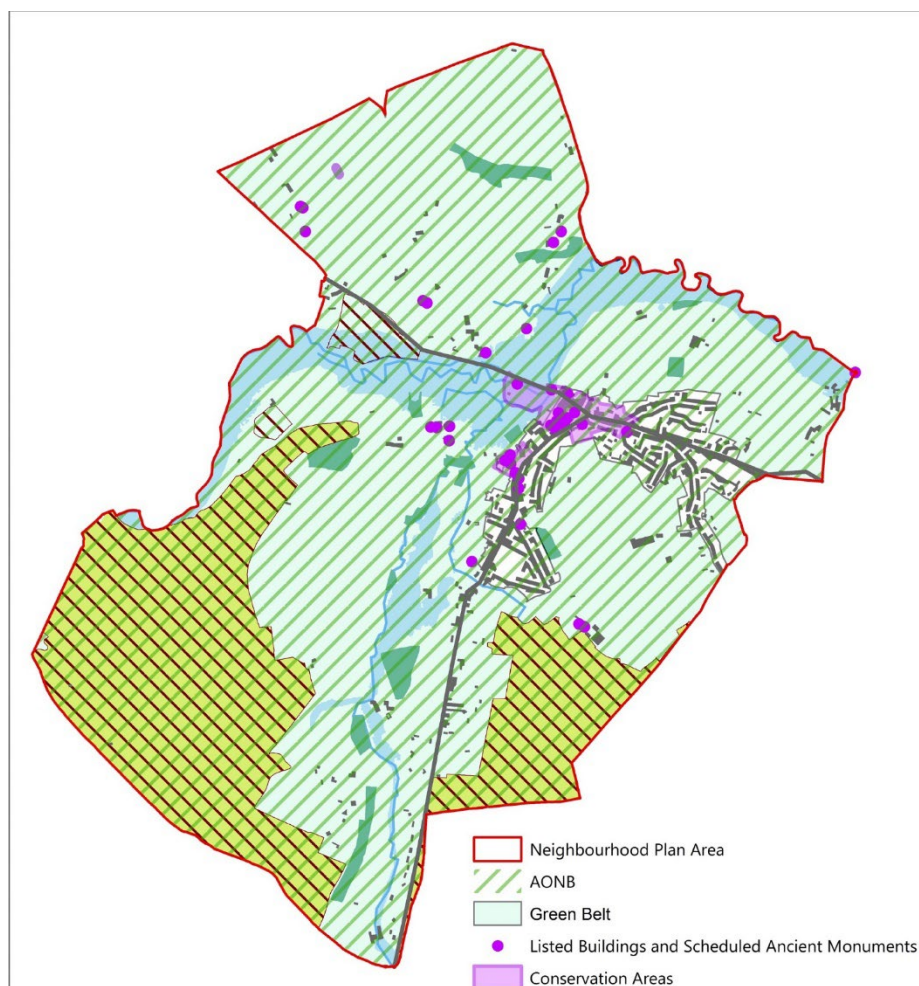


Figure 2.2: Constraints Plan

- 2.26 Other sites of international importance within the Neighbourhood Plan area include the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC) and the Thursley and Ockley Bogs Ramsar. All of the Neighbourhood Plan area outside of the defined settlement boundary forms part of the Green Belt. Areas of Ancient Woodland are also scattered throughout the Neighbourhood Plan area.

- 2.27 Within all of these designations, national and local planning policy is clear that development should be restricted.
- 2.28 In addition to Elstead Bridge and Somerset Bridge, which are Scheduled Ancient Monuments, the Neighbourhood Plan area is rich in designated and non-designated heritage assets including a broad mix of Listed Buildings within Elstead's Conservation Area.
- 2.29 The character of the countryside surrounding Elstead has remained largely unchanged for many years and comprises a patchwork of woodland, farmland and open heath on either side of the flood meadows of the River Wey. The built up area is set within many mature trees and other vegetation and only occasionally punctuated by larger roofs and glimpses of roof gables. The sense of openness and connection to the surrounding countryside is strong. Bonfire Hill itself is an open area of grassland and high hedges and is a dominant and important landscape element.
- 2.30 The extensive common land south of Elstead includes a central low-lying area of wet heath with bell heather, cross leaved heath and associated grasses, surrounded by drier heathland communities of heather and gorse. The Elstead, Royal, Ockley, Hankley, Bagmoor, Guinea and Thursley Commons comprise a contiguous area of heathland (an area designated as a SSSI) which extends towards Thursley, Milford, Tilford and Frensham.
- 2.31 On higher ground pine trees predominate. The Great Grey Shrike, Dartford Warbler and the Hobby are regular avian visitors with regional sighting of Osprey, Montague's Harrier and even the rare Hoopoe. Bog Asphodel and Marsh Orchids are found locally. Pudmore Pond and neighbouring patches of open water are renowned for their population of dragonflies.
- 2.32 The River Wey passes through the village in a strip of Flood Zone 3 which is about 200 metres wide. It passes under Elstead and Somerset Bridges (both Scheduled Ancient Monuments) and creates Flood Warning Areas at Elstead Mill and former Weyburn Works (now Water Meadow Place). Fluvial flooding has made the two bridges impassable to traffic for several days on at least five occasions over the last 10 years.
- 2.33 Springs in the area of Springfield also cause problems in the eastern part of the village around Milford Road. High groundwater is the source of flooding in the western part of the village around Red House Lane. In the Big Survey 2015/16, 27% of respondents reported flood or drainage problems in these areas.
- 2.34 Surface water flooding, following periods of heavy rainfall, is a persistent problem, particularly within the settlement area. This appears to have been exacerbated in recent years as a result of the lack of maintenance of minor waterways and ditches (both private and public). In older parts of the village storm drainage has, on occasion caused the foul drainage system to overflow into gardens.
- 2.35 Much of the rural character of the village is shaped by minor streets, lanes and byways, and irregular spaces and areas of informal verges. The informality of spaces and often natural and 'low engineered' street design features are significant in building up the rural character. The Elstead & Weyburn Neighbourhood Plan area has a substantial network of footpaths and bridleways which allow easy access to the commons and countryside.

Economic Profile

- 2.36 According to the 2011 census, 67.7% of people living in the Neighbourhood Plan area were economically active. In regards to employment within the Neighbourhood Plan area, the following three occupation categories support the majority of residents:
- Professional occupations (20.9%);

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

- 2.37 Overall, 52.6% of residents within the Elstead & Weyburn Neighbourhood Plan area are employed in one of the above three occupation categories, which is lower than the total for Waverley, (54.9%) but higher than the totals for the South East of England (44.8%) and England (41.1%). This suggests that the Elstead & Weyburn Neighbourhood Plan area has a highly skilled workforce, supported by the percentage of residents with a Level 4 qualification (equivalent to Certificate of Higher Education) or above.
- 2.38 According to the 2011 Census, the most popular mode of travelling to work by residents within the Neighbourhood Plan area was by private vehicle, either as a passenger or driver (43%).
- 2.39 21% of respondents to the Big Survey in December 2015 stated that they work in the Neighbourhood Plan area. A meaningful proportion of residents within the Neighbourhood Plan area work from home (8%). In view of changing working practices established throughout the Covid-19 pandemic it is anticipated that the rate of residents working from home, for at least part of the week, is now likely to have increased.
- 2.40 The area's main employment site is Tanshire Business Park, which accommodates upwards of 300 employees across a range of small business enterprises. Other local employers include the three pubs/restaurants, the three cafes, St James' Primary school, Bridge House Care Home, Chandlers Garage and the medical and dental practices to name but a few. Reflective of the area's rural character, equestrian related employment is also an important local employer.
- 2.41 Tourism, in particular day visitors who are attracted to the open countryside in and around Elstead and the associated walking, riding and cycling opportunities which it provides, is an important aspect of the local economy. It helps to sustain the local public houses, restaurants and cafés and the equestrian related businesses within the area. On occasions the influx of visitors can lead to localised traffic and parking congestion around the village centre and near the village hall.
- 2.42 The NHP area has experienced a significant loss of business activity over the past 20 years owing to the redevelopment for housing of several major employment sites. The losses include three local building companies, a bus depot, two vehicle repair yards, a plant nursery and the large Federal Mogul engineering works, based at the former Weyburn Works, which at its peak employed several hundred people. Several smaller retail premises have also been lost including a farm shop, a florist, a greengrocers, post office and convenience store, hardware shop, public house and a chiropractor. Some premises remain which are now run as specialist services rather than retail outlets, but the majority are now houses.
- 2.43 Of concern is that the driving force behind the loss of employment land has not necessarily been due to business viability and high rates and rents but more about the land value uplift associated with residential redevelopment. In light of this it will be important to protect and retain employment land within the Neighbourhood Plan area.

Planning Policy Context

- 2.44 The Localism Act (2011) and the Neighbourhood Planning (General) Regulations (2012) set out the guidelines for preparing a Neighbourhood Plan. One matter of particular importance is the need for Neighbourhood Plans to be consistent with both the National Planning Policy Framework and any relevant Development Plan policies.
- 2.45 The Development Plan for the Neighbourhood Plan area currently comprises the Waverley Local Plan Part 1 (WLPP1), adopted February 2018 and the Waverley Local Plan Part 2 (WLPP2), adopted

March 2023.

- 2.46 The Elstead Village Design Statement, adopted in the mid-1990's highlights the design qualities in Elstead which residents value. It is a material planning consideration in determining planning applications. It is intended as a practical tool to influence the design of new development in the village. It has the status of supplementary planning guidance. Several of its key features have been incorporated in this Neighbourhood Plan.
- 2.47 The WLPP1 and WLPP2 covers the 19 year period between up to 2013 and 2032. To align with the higher level Development Plan this Neighbourhood Plan has also been prepared to cover the same plan period i.e. 2013 to 2032.
- 2.48 The WLPP1 includes a minimum housing figure for Elstead of 160 new homes over the period between 2013 and 2032. To date, 54 of these new homes have been delivered and a further 43 have received planning consents that are understood to be implementable. Although a 60 bed care home on the former Weyburn Works site, (application reference: WA/2015/0789) received planning consent in 2015, no development has yet taken place on the site and there are questions regarding the deliverability of this site. Overall, in light of the latest Waverley Borough Council monitoring data for dwelling construction and planning approvals in NHP area (February 2021) and market intelligence, the Neighbourhood Plan needs to allocate land to deliver at least a further 63 dwellings in the period up to 2032.
- 2.49 As part of the WLPP1 process, Waverley Borough Council identified two 'broad areas for potential adjustment to the Green Belt boundary' within the Neighbourhood Plan area. Both of these areas were sites off Hookley Lane: Land to the Rear of the Croft and Land at Four Trees. They are both some distance away from the main village services and facilities and one (Land at the Rear of the Croft) has restricted access.
- 2.50 Under the National Planning Policy Framework in force prior to January 2019, modifications to Green Belt boundaries to accommodate new dwellings could be made only by local planning authorities. As there is clearly insufficient space within the current Settlement Area to accommodate the required number of additional dwellings allocated to the Neighbourhood Plan area, this meant that land allocations would in effect need to be made by Waverley Borough Council in the context of the WLPP2 process. The preliminary WLPP2 'emerging options' paper, published for consultation in April 2018, proposed the removal of land associated with the Croft site and the Four Trees site from the Green Belt, together with a small part of a third site at Sunray Farm, immediately to the east of West Hill, and to allocate the land for residential led development.
- 2.51 However, in light of Waverley Borough Council pausing the preparation of the WLPP2, due to the public response to the preliminary draft, and a change in national policy in March 2018 that now enables Neighbourhood Plans to review Green Belt boundaries, the Neighbourhood Plan Steering Group decided that it should be the local community, and not Waverley Borough Council, which decides where the new homes should go. National guidance stipulates that Neighbourhood Plans cannot provide for less development than has been set out within the higher level Local Plan, but can provide for more development if it is to support identified community needs.
- 2.52 In addition to housing, this Plan also provides the local community with the opportunity to decide the locations of employment, retail and community developments, as well as developing principles for how the village's environment can be enhanced.

3. Vision and Key Planning Principles

- 3.1 Section 3 of the Neighbourhood Plan sets out the Vision for the plan and provides an overall framework for guiding development across the Neighbourhood Plan area by taking into account development constraints and characteristics specific to Elstead. Sections 4 to 9 of the Neighbourhood Plan set out the Objectives and Planning Policies (PP) for the specific Neighbourhood Plan themes.
- 3.2 The policies in this Plan are in accordance with the relevant policies of the Waverley Local Plan Part 1 and the Waverley Local Plan Part 2 and have regard to national policy and guidance.

Vision

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

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

Policies

Policy PP1 Settlement Boundary

The settlement boundary of Elstead village is defined on the Key Diagram (Figure 3.1, page 19). Development proposals within the settlement boundary will be considered against the contents of policies H1-H5 of this plan.

Development outside the settlement boundary will be carefully controlled in accordance with national and local planning policies.

- 3.4 Much of the Neighbourhood Plan area is covered by nationally and internationally important policy designations, including the Surrey Hills Area of Outstanding National Beauty (AONB), Special Protection Area (SPA) buffer zones, a Site of Special Scientific Interest (SSSI), heritage assets, Special Areas of Conservation (SAC), RAMSAR and the Green Belt. There is a need to protect existing green corridors between small pockets of development beyond the settlement boundary and prevent the coalescence between Elstead village and Peper Harow. Policy PP1 addresses these issues in a general fashion. Where application sites are affected by any specific designations the relevant national and local planning policies will also be applied.
- 3.5 However, in order to meet development needs over the plan period, the settlement boundary has been redefined to include the sites allocated for development within this Plan. In redefining the settlement boundary the following factors have been considered:
- The role and function of the Green Belt;
 - Where practical, boundaries follow clearly defined physical and durable features (e.g. walls, fences, hedgerows, roads and water courses);
 - Built and extant planning permissions for areas which are physically/ functionally related to the settlement;
 - Site areas identified in the WLPP1, which are physically/functionally related to the settlement;
 - The visual character of the settlement in terms of its density and pattern of built development;

- Large gardens or other areas whose inclusion and/or possible development would harm the structure, form and character of the settlement should be excluded. This includes extended curtilages of properties that relate more closely to the open countryside and isolated and sporadic development that is clearly detached from the main built up area;
- The agricultural quality of the land, landscape and biodiversity impacts, local employment and historic use of lands which are physically/functionally related to the scope of the land supporting rural regeneration;
- Ability of the identified land to support sustainable patterns of development, in particular in terms of its proximity to key services and facilities and the need to reduce the traffic impact of new development;
- Ability to deliver major components of the vision and objectives of the Neighbourhood Plan by 2032 and beyond.

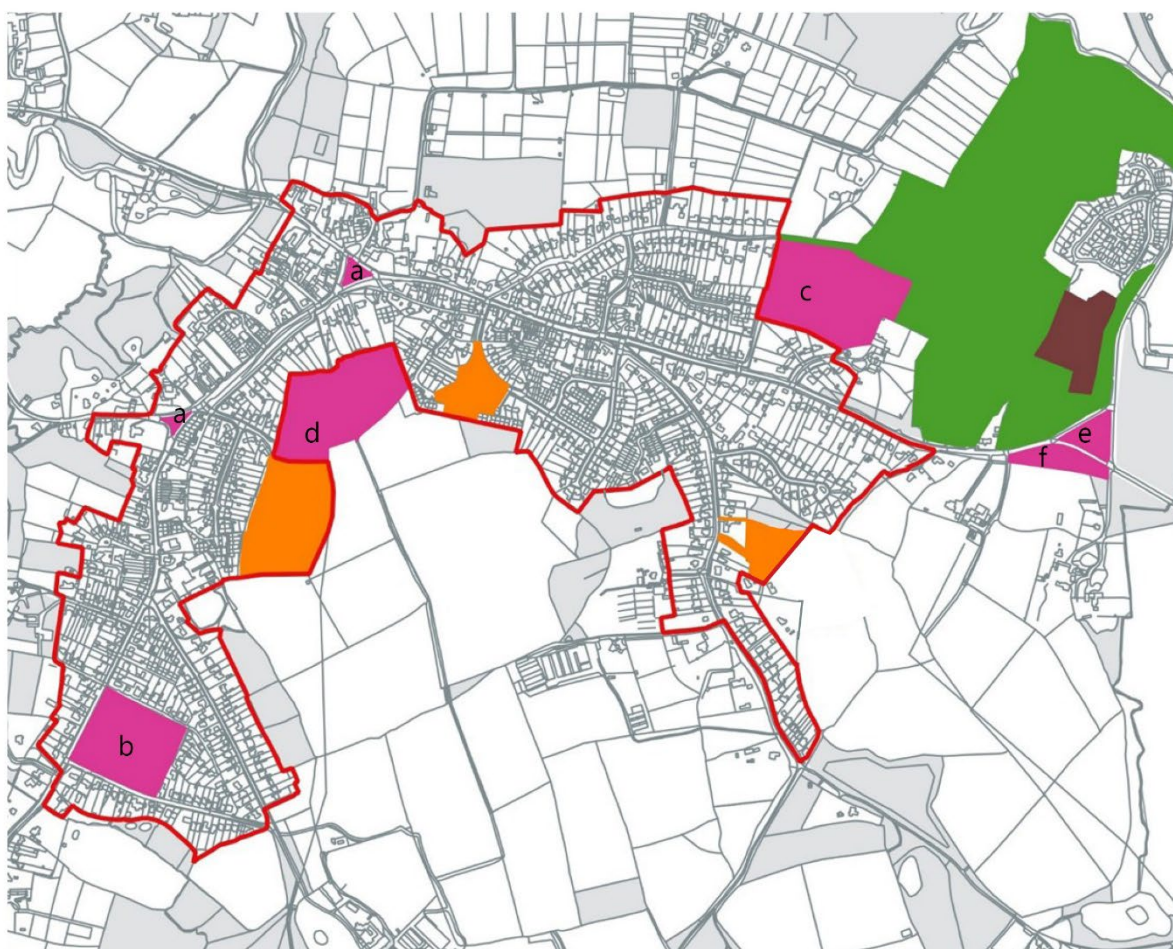
3.6 In redefining the settlement boundary a number of small additional changes have been made. Details of these changes are set out within the Site Selection and Settlement Boundary Changes supporting document.

3.7 The Tanshire Business Park is located outside the defined settlement boundary and is distinctly separate (physically and visually) from Elstead village. Although the Tanshire Business Park is outside the defined settlement boundary, Policy EBS4 supports limited development and redevelopment proposals on the site where it assists the Tanshire Business Park adapt to changing employer and employee needs.

Policy PP2 Core Planning Principles

As appropriate to their scale, nature and location, development proposals should demonstrate how:

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



-
- Settlement Boundary
 - Housing Sites (Policies H2, H3 and H4)
 - Tanshire and Weyburn Green Gap (Policy ESDQ7)
 - Local Green Spaces (Policy ESDQ4)
 - Tanshire Business Park (Policy ESB4)
-

Key Diagram 3.1

4. Housing

Introduction

- 4.1 This section of the Neighbourhood Plan sets out the number, location and type of new homes for Elstead. Matters relating to the design and construction of homes are covered in the Environment, Sustainability and Design chapter (page 27).
- 4.2 The Waverley Local Plan Part 1 (WLPP1) outlines that over the period between 2013 and 2032, a minimum of 160 net additional dwellings need to be delivered within the Elstead & Weyburn Neighbourhood Plan area. To date, 97 of these dwellings have already been delivered or are the subject of planning consents. In view of this, the Neighbourhood Plan needs to allocate land to deliver at least a further 63 dwellings in the period up to 2032.
- 4.3 The limited amount of previously available land within the existing defined settlement boundary necessitates the need to allocate areas of greenfield land on the edge of the settlement. The settlement boundary has therefore been redefined to reflect the inclusion of residential development. Settlement boundary changes can only be made through the Neighbourhood Plan or Local Plan review processes.
- 4.4 Technical work has been undertaken to ensure that the sites allocated for housing are suitable, achievable (that they are financially viable) and available (that the owners are willing to bring the site forward). Initial concept master planning work has also been undertaken to understand the capacity of the sites. In each case the development of the three allocated sites should be underpinned by a site-specific masterplan. It is anticipated that the various master plans will be discussed and agreed with the Borough Council and the Parish Council prior to being submitted as part of any planning application.

Housing Objectives

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

HO2: To identify potential sites for housing development through robust and objective suitability assessment processes.

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

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

HO5: To deliver affordable housing to meet local need.



Policies

Policy H1: Housing Allocations

The plan allocates the following sites to deliver the residual housing requirement for the Parish:

- (a) Sunray Farm (40 homes);**
- (b) Springfield (16 homes); and**
- (c) Four Trees (11 homes)**

Policies H2 (Sunray Farm), H3 (Springfield) and H4 (Four Trees) set out detailed criteria for the development of the sites.

Development proposals for new residential development should:

- a) be located beyond 400m of the Wealden Heaths Phase 1 SPA; and**
- b) include details of the measures that will be taken to ensure that polluted run off (including suspended sediment) does not leave the site and enter the surrounding water bodies during construction and operation.**

Policy H2: Sunray Farm

Proposals for the development for the Sunray Farm site (as shown on the key diagram and figure H2) will be supported where they deliver the following package of land uses:

- (i) 40 dwellings within the 1.55 hectares defined as the extent of residential development within Figure H2.**
- (ii) a local community co-working space following the principles set out within policy EBS3**
- (iii) 0.48 hectares of retained and enhanced landscape buffer and public open space within the areas defined within figure H2.**

The development of the site should follow the principles in a master plan setting out the way in which development will proceed.

- (a) Deliver a planting and landscape strategy within the defined landscape buffer (underpinned by a Landscape and Visual Impact Assessment) to minimise landscape**

- impact and create a soft countryside to urban edge.
- (b) 5% 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 appropriate Suitable Alternative Natural Greenspace mitigation such as heathland infrastructure projects and an associated project level appropriate assessment for the development of the site.
 - (g) 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.
 - (h) Not more than 5% of all off-street car parking across the development should be in the form of 'Piggy-back' style car parking.

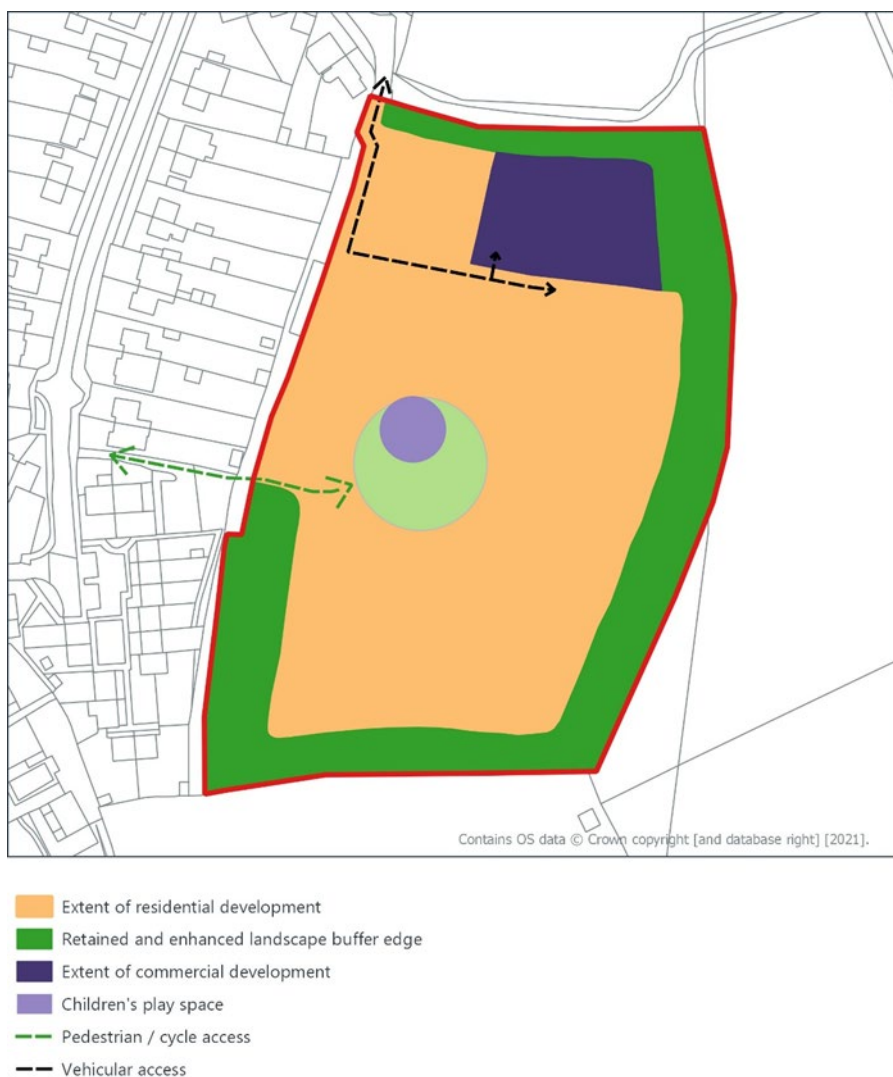


Figure H2: Sunray Farm

Policy H3: Springfield

Proposals for the development of the Springfield site (as shown on the key diagram and figure H3) will be supported where they deliver the following package of land uses:

- (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 an appropriate enhancement to The Quillets play area.

The development of the site should follow the principles in a master plan, setting out the way in which the development will proceed. Development proposals on the site should be landscape led and:

- (a) 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) Not more than 5% of all off-street car parking across the development should be in the form of 'Piggy-back' style car parking.



Figure H3: Springfield

Policy H4: Four Trees

Proposals for the development of the Four Trees site (as shown on the key diagram and figure H4) will be supported where they deliver 11 homes within the development area shown on figure H4.

The development of the site should follow the principles in a master plan, setting out the way in which development will proceed.

Development proposals on the site should be landscape led and:

- (a) deliver a planting and landscape strategy (underpinned by a Landscape and Visual Impact Assessment) to minimise the landscape impact and create an appropriate transition between the southern and eastern edges of the site and countryside.
- (b) 5% of plots on the site should be self-build or custom-build dwellings.
- (c) Provide vehicular access from Hookley Lane.
- (d) 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.
- (e) Not more than 5% of all off-street car parking across the development should be in the form of 'Piggy-back' style car parking.



Figure H4: Four Trees

Policy H5 Windfall Sites

Residential development on infill and redevelopment sites within the defined settlement boundary will be supported where they comply with the requirements of policy ESDQ1 (Character and Design).

- 4.5 In addition to the housing delivered on the sites allocated within this Plan, residential developments may also come forward on previously developed sites within the defined settlement boundary. Such proposals are known as 'windfall sites'. Development on windfall sites must demonstrate they achieve the best use of land in a manner that does not adversely impact on other policies within this Neighbourhood Plan, particularly those that relate to environmental, landscape and design quality. Where necessary windfall sites should incorporate environmental mitigation measures required in Policy H1.

Policy H6: Housing Choices

As appropriate to their scale, nature and location, residential developments should provide a broad mix of housing sizes. In determining the appropriate mix, consideration should be given to the most up-to-date evidence available on housing needs in the neighbourhood area.

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

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

Table 4.1: Waverley Borough Council Recommended Housing Mix

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

Policy H7: Affordable Housing Provision

Residential development will provide affordable housing provision in accordance with the policies set out within the Development Plan.

Wherever practicable the delivery of affordable housing should be on the development site.

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

5. Environment, Sustainability and Design Quality

Introduction

- 5.1 Section 5 sets out the policies relating to the environment, sustainability and design quality.
- 5.2 Elstead is an historic, rural village in the Surrey Hills Area of Outstanding Natural Beauty (AONB). Views of and from Bonfire Hill, a local high point, strongly define the spring-line shape of Elstead. There are two Conservation Areas within the Parish. The area associated with the village core (Elsstead Conservation Area), and Westbrook Green Conservation Area. There are 35 Listed Buildings and three Scheduled Ancient Monuments (Elsstead Bridge, Somerset Bridge and Triple Bell Barrow on Turners Hill) within the Neighbourhood Plan area.
- 5.3 New development over the course of the Plan period needs to be sympathetic and in keeping with the existing rural character of Elstead. It must also take account of its setting within the Surrey Hills AONB.

Environment, Sustainability and Design Quality Objectives (ESDQ)

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

ESDQ02: To ensure any conversion or subdivision of properties has no detrimental impact on local character or amenity value.

ESDQ03: Development will provide public and private green spaces that help to create wildlife corridors, encourage biodiversity and enhance public health and well-being.

ESDQ04: To ensure that the areas of land dedicated for public access and protected by law and environmental regulations remain available for public use for recreation and secured from damage to wildlife habitats.

ESDQ05: To protect and enhance views of and from Bonfire Hill, a local high point, which strongly defines the spring-line shape of Elstead.

ESDQ06: To maintain the Tanshire and Weyburn Green gap thus preventing coalescence between Weyburn and Elstead village centre.

ESDQ07: To maintain Peper Harow as a 'dark skies' parish.

ESDQ08: To minimise harm or loss and the significance of the heritage assets.

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



Policies

Policy ESDQ1: Character and Design

Development proposals should positively respond to the specific urban and landscape character of their sites and their settings. In addition, proposals should have regard to the Village Design Statement and demonstrate how they would contribute towards protecting and enhancing the character of Elstead as a rural village.

As appropriate to their scale, nature and location development proposals should respond positively to:

- 1. Established building lines and arrangements of front gardens, walls, railings or hedges where such features are important to the character and appearance of the area;**
- 2. Established plot widths within the locality, particularly where they establish a rhythm to the architecture in a street; and**
- 3. The separation between buildings, and between buildings and the site boundaries, in relation to likely impact on the privacy and amenity of neighbouring properties.**

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

Development proposals should incorporate building materials which complement the variety of vernacular materials found in their immediate locality.

Development should not have an unacceptable impact on either noise or air quality.

Development proposals should respond positively to the dark skies environment of Peper Harow.

- 5.4 Both national and local planning policy and guidance encourage high quality design that responds to the specific characteristics of the site and wider area.
- 5.5 Prior to submitting a planning application, developers for proposals that include a net increase of 5 dwellings or more and/or any development with a combined gross floorspace of 1000m², are encouraged to prepare a Design and Development Brief. Developers are also encouraged to discuss the contents of the Design and Development Brief with the Borough Council and the relevant Parish Council.

The Design and Development Brief could usefully include the following matters (as relevant to the proposal):

- A plan showing the site's location and its policy constraint and opportunity context;
- An illustrative or detailed layout;
- The location, type and management of open space and recreation facilities;
- The location, type, and management of landscaping;
- The way in which important views would be safeguarded;
- Building uses, scale, height, density, and massing;
- Materials palette;
- The way in which the development responds to local character;
- The mix of dwelling types and tenure;
- Details of connections to the existing walking and cycling network;
- Parking provision;
- The promotion of sustainable development and energy efficiency;
- An indicative timing and phasing of the proposed development; and

- Details of proposed infrastructure and other community benefits.

- 5.6 A 'Design and Development Brief' is part of an iterative design process through which local views and knowledge can be incorporated into the evolution of the design of the development and form part of the required Design and Access Statement in the development management process.
- 5.7 This Position Statement would form the basis of any subsequent statutory public consultation comments made by Elstead Parish Council and where appropriate Peper Harow Parish to Waverley Borough Council as part of any formal planning application decision-making process.

Policy ESDQ2: Conversions and Subdivisions

As appropriate to their scale, nature and location, development proposals for the conversion and subdivision of residential properties, with or without associated extensions, should ensure:

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

- 5.8 Policies ESDQ1 and ESDQ2 do not seek to impose a particular architectural style. Instead they aim to ensure that all new development relates to the specific local character of Elstead and Peper Harow. Development that fails to take the opportunities available for enhancing the local character and built environment quality of the area and the way it functions will not be supported. A central part to achieving excellence in design is responding positively to and integrating with the landscape setting as well as the built environment through:

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

Policy ESDQ3: Local Green Spaces

The green spaces listed below and shown on the Key Diagram (Figure 3.1, page 19) are designated as Local Green Spaces and new development will not be supported except in very special circumstances.

- The two Village Greens in Elstead (the main green at the junction of the Milford Road and Thursley Road and the Church Green opposite St James' Church)**
- Thursley Road Recreation Ground**

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

- 5.9 The National Planning Policy Framework empowers communities to protect 'Local Green Spaces' of importance to local people. Public feedback demonstrably shows that the Local Green Spaces listed within Policy ESDQ4 are small green areas which are special to Elstead's residents for a range of reasons including their beauty, historic significance, recreational value, tranquillity and richness of wildlife. In accordance with national policy and guidance these Local Green Spaces are therefore protected against development. Policy ESDQ3 follows the matter-of-fact approach in the NPPF. If development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by Waverley Borough Council. The Borough Council will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.
- 5.10 Further details of the Local Green Spaces are set out within the Local Green Spaces Assessment Paper.

Policy ESDQ4: Landscape and Visual Impact

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

- 5.11 The need to minimise any landscape impact arising from new development has been a key theme throughout public consultation. It is therefore important that new development on the urban fringe of the village responds sensitively to the rural countryside setting.
- 5.12 To achieve this development proposals located at the edge of the village must give careful consideration to spaces between new built form, specifically boundaries and edges to the open countryside, neighbouring properties, streets and lanes that they frame.
- 5.13 Rural character and openness must be demonstrated in those interfaces between public, private and shared spaces. They must be addressed from the start of the design work and not as an afterthought.
- 5.14 The integration and transition between the settlement area, open countryside and public / private spaces determines much of the rural character as does the informality of rural lanes, verges, front gardens and courtyards.

Backing onto countryside

- 5.15 Development proposals should be designed and arranged to maintain an appropriate distance between the settlement boundary and the rear elevations of buildings. Narrow plan or single storey gable ended buildings may assist in meeting this objective.

Front elevation onto countryside

- 5.16 Development proposals should be designed and arranged to maintain an appropriate distance between the settlement boundary and the front elevations of buildings. The design and choice of materials in any access lane should be informal (and avoid using tarmac, kerbs, or street lights).

Policy ESDQ5: Views from and of Bonfire Hill

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

Development proposals within the settlement boundary should respond positively to the significance of Bonfire Hill in the local landscape and the views to and from the Hill.



Policy ESDQ6: Tanshire and Weyburn Green Gap

The Plan identifies a Green Gap between Elstead and the Tanshire Business Park/Tiger Moth Lane as shown on the Key Diagram.

Where they otherwise comply with Green Belt policy, development proposals in the Green Gap should respond positively to the following matters:

- **safeguarding the separate identities of Elstead and the built development at Tanshire Business Park and Tiger Moth Lane;**
- **safeguarding the dark skies environment of the Green Gap and Peper Harow;**
- **safeguarding the green corridor between the Thursley, Hankley and Frensham Commons SPA, the Wealden Heath SPA, and the Broomfield SNC;**
- **safeguarding the setting and function of footpath 61 between Watermeadow Place and Ham Lane insofar as it is in the defined Gap; and**
- **maintaining the integrity of the Weyburn Meadows SANG**

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

5.18 Policy ESDQ6 has been designed to complement the application of Green Belt policy. It recognises the importance of the Gap to the local community and, where development would otherwise comply with Green Belt policy, sets out the way in which such proposals should

safeguard the importance and significance of the identified Gap.

- 5.19 The Green Gap also helps maintain Peper Harow as a 'Dark Skies' parish. Bat surveys have shown there is notable bat activity within the gap between Elstead village and Peper Harow. Policy ESDQ7 addresses this matter generally across the neighbourhood area.

Policy ESDQ7: Light Pollution and Dark Skies

As appropriate to their scale, nature and location, development proposals should be designed to minimise the occurrence of light pollution.

Policy ESDQ8: Historic Environment

Development proposals which would affect the non-designated historic assets listed in Appendix 1 will be determined taking account of the scale of any harm or loss and the significance of the heritage asset as set out in national planning policy.

- 5.20 Elstead's historic character is rich and varied, and is reflected in the village's incremental evolution over time. National and local planning policies seek to protect and preserve this character and ensure that any new development must be sympathetic to the historic character of the village. Discussions with Waverley Borough Council, Elstead Parish Council and Peper Harow Parish Meeting at an early stage of the design process for development proposals that may affect Conservation Areas, a listed building, Scheduled Ancient Monuments, or their setting may be a helpful process for developers. There are several buildings and structures within the neighbourhood area which are designated as Locally Listed 'Buildings of local merit. Non-designated heritage assets are recorded on the Surrey Historic Environment Record. These various assets are listed in Appendix 1. Policy ESDQ8 addresses these buildings.

Policy ESDQ9: Sustainable Design

Development proposals which incorporate innovative approaches to construction of low carbon development and increasing water efficiency and which otherwise comply with development plan policies will be supported.

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



6. Employment and Business Support

Introduction

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

Employment and Business Support Objectives (EBSO)

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

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

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

EBSO4: To encourage the creation of a dedicated working space within new and existing dwellings to support local people working from home (conversion / extensions / garden office).

Policies

Policy EBS1: Retention and Expansion of Local Employment Space

Proposals for the consolidation or expansion of floor space in local shops, cafés, restaurants, public houses, services, office, and other local workspaces will be supported subject to the following criteria being met:

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

Proposals involving the re-use of existing retail and employment sites for residential purposes will be supported where evidence demonstrates that the site is no longer viable in its existing use.

- 6.4 Existing employment uses provide an important local function and should be protected for employment uses throughout the Plan period unless there is no reasonable prospect of the sites being used for such purposes. Robust evidence needs to be submitted to justify any loss of existing employment land. This evidence should demonstrate that the site has been widely and formally marketed for a period of at least 12 months in its current use at an appropriate market rate (lease or sale).
- 6.5 Proposals to upgrade, refurbish or expand existing employment uses will generally be supported provided that they comply with the policies within this Plan and the Development Plan.

Policy EBS2: Working from Home

Development proposals to allow working from home will be supported where they are otherwise in accordance with development plan policies.

Policy EBS3: Local Community Co-Working Space

Proposals to provide for a local community co-working and business meeting space will be supported where they meet the following criteria:

- a) they are within walking or cycling distance to the village centre for local businessowners and residents;**
- b) they provide desk working spaces; ad-hoc workspaces; a separate meeting room for conducting business meetings; and a reception;**
- c) they are accessible for all users; and**
- d) they provide appropriate visitor car and cycle parking.**

- 6.6 Development proposals which support the large number of micro businesses in the village and the expected increase of homeworking will generally be supported, particularly where they help local businesses to share resources and to collaborate.
- 6.7 The lack of a co-working /meeting and resource hub in walking distance of existing local facilities and services has been identified. In view of this, a new local community co-working space that could help support local business growth, better use of shared resources and generally improve business networking and entrepreneurial activity within the local business and service community would be supported. As part of the Sunray Farm development, 0.25 ha. of commercial development (Class B1 Use) has been allocated to provide a local community co-working space.

Policy EBS4: Tanshire Business Park

Proposals for the development of employment and ancillary uses at the Tanshire Business Park (as shown on the Key Diagram) will be supported where:

- **they are extensions or alterations of a building which do not result in disproportionate additions over and above the size of the original building;**
- **they are the replacement of a building in the same use and not materially larger than the one it replaces;**
- **they are limited infilling or the partial or complete redevelopment of previously developed land (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development; and**
- **the development respects Peper Harow's dark skies environment.**

The extent of the Tanshire Business Park is defined on the Key Diagram (Figure 3.1, page 19)

- 6.8 Although the Tanshire Business Park is outside the defined settlement boundary, it is recognised that in order to support changing business and employee needs some redevelopment and new development may be required and appropriate over the course of the period covered by the Neighbourhood Plan.
- 6.9 Redevelopment and development proposals will need to consider the Business Parks location within the Green Belt, the Surrey Hills AONB and proximity to Peper Harow Parish (a 'dark skies' parish). In this context the criteria in the policy have been designed to reflect national policy in paragraph 154 of the NPPF. Any other types of development would need to make a case that they represent very special circumstances as described in paragraph 153 of the NPPF.
- 6.10 Development proposals within the Area of Outstanding Natural Beauty will need to be accompanied by an appropriate landscape assessment.

7. Transport and Getting Around

Introduction

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

Transport and Getting Around Objectives (TGA)

TGAO1: To improve walking, cycle routes and bridleways within the village and connections to the surrounding countryside.

TGAO2: To ensure that public rights of way are retained and kept in good condition for recreational and other uses.

TGAO3: To enhance and optimise current public car parking facilities through landscaping and reorganisation thus making more space available.

TGAO4: To provide safe and pleasant access for all along the main road at all times whilst maintaining the rural character of the area

TGAO5: To improve the availability, reliability and accessibility of public transport including links to local rail stations and Godalming College.

Policies

Policy TGA1: Pedestrian and Cycle Movement

Wherever practicable, development proposals should enhance existing access routes and, where practicable, provide new footpaths and bridleways and improve accessibility to the countryside for walkers, cyclists, and horse-riders.

- 7.3 Policy TGA1 has a focus on windfall developments. The details for the development of the three allocated sites are set out in Policies H2, H3 and H4. The Neighbourhood Plan area has a good existing network of walking and bridleway routes. However, to assist safer walking, cycling and horse riding the following improvements would be particularly supported:
- Improving the footpath from the Village Green along Farnham Road to the Golden Fleece Public House (and over the bridge to the Public Footpath and the Mill).
 - To make Back Lane a safe cycle and horse riding route via signage along the pavement.
 - Provide for the design and delivery of safe crossings for people on foot, bike or horseback located specifically around the Village Green, at West Hill /Westbrook Hill across Thursley Road, at Ham Lane / Springfield across Milford Road and at Broomfield.
 - Provide for speed reductions in the vicinity of St James' Primary School.
 - Provide for effectively monitoring and enforcing existing speed limits along Milford Road and Thursley Road.
- 7.4 The surrounding countryside is well served by a network of public footpaths, bridleways and permissive routes. These are a popular visitor attraction, particularly those on or close to the Thursley National Nature Reserve. Many routes are in bad repair owing to a lack of maintenance and in wet weather they become difficult to negotiate. Elstead Parish Council, in co-operation

with Surrey County Council, Natural England and the Ministry of Defence has attempted over recent years to improve the surfaces of the key routes, but the costs are high and significant works are well beyond the limited resources currently available. One route, the popular FP64 alongside the River Wey, has been closed for over 8 years owing to river erosion and subsidence. In view of this, the following infrastructure schemes will be particularly supported:

- The footpath between West Hill and Hill Crest over Bonfire Hill being upgraded to bridleway status.
- A new public all weather cycle route between Ham Lane and "Weyburn Works site"/ Tanshire Business Park.
- A bridleway linking Red House Lane and Hookley Lane in Elstead to Lower Mousehill Lane and Portsmouth Road in Milford.
- Provision of safer pedestrian access to The Mill.
- An information and publicity initiative, including information points with mapping supporting greater participation, awareness and enjoyment and beneficial use of the surrounding countryside.
- Provision of public benches for resting.
- Maintaining and improving the surface water drainage network.
- Connecting new footpaths with existing footpaths.

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

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

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

- 7.5 Much of the rural character of the village is shaped by minor roads, lanes and byways with irregular spaces and areas of informal verges. Negative features in and outside the Conservation Areas are too often related to 'off the shelf' highly urban highway infrastructure features. These are considered inappropriate for a rural village and should be avoided where possible.
- 7.6 Given Elstead's rural location and its lack of access to public transport, it is important to ensure that new development provides sufficient and well-designed off-street car parking.

Policy TGA3: Car and Cycle Parking

Development proposals that would provide off-street car parking spaces will be strongly supported where they otherwise comply with development plan policies.

Development proposals which would result in the loss of existing off-street car parking provision will not be supported.

- 7.7 Like many historic rural villages, Elstead was not designed for the quantity of current road traffic and modern car ownership. This coupled with Elstead's being a destination for day tourists means that there is often pressure on car parking within the village, particularly around the village green and the Village Hall. Within the Neighbourhood Plan area the following parking proposals will therefore be supported:
- Increased car parking at the Tanshire Business Park;
 - The extension and the improvement of the Thursley Road car parking lay-by northwards from the Village Hall to Stacey's Farm Road junction.
 - Public transport in Elstead is limited to a weekday hourly bus service linking the village with

Farnham, Godalming and Guildford (Saturday services are less frequent and there is no Sunday service). The service is generally slow and circuitous and terminates before returning commuters can use it. There is also a school bus service transporting secondary school age children to Rodborough School in Milford and an on-demand Hoppa bus service but no bus service to Godalming College.

- There is no co-ordination with these existing services and there is no direct convenient service to any of the local mainline rail stations. The poor availability of public transport presents problems for those without private transport, particularly the young and the elderly. The growth in the village population over recent years, the increase in car ownership and the loss of employment opportunities in the village have all contributed to a growth in traffic numbers in and through the village.

7.8 Policy TGA3 advises about the way in which development proposals for additional off street parking provision and others which would result in the loss of off-street parking provision will be determined.

Policy TGA4: Improved Bus Services

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

8. Recreation, Leisure and Wellbeing

Introduction

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

Policies

Recreation, Leisure and Wellbeing Objectives

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

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



Policies

Policy RLW1: Recreation and Leisure Facilities

Development proposals which would enhance public recreation and leisure facilities and sustain their long-term availability for public use will be supported where they would not unacceptably affect the character and openness of the land concerned.

The allotment land at Burford Lodge should be retained for allotment use whilst the demand for allotment land continues to exist within the Neighbourhood Plan area.

- 8.3 For the purposes of the Neighbourhood Plan, recreational and leisure facilities are defined as playing fields, sports pitches and courts, play areas, allotments and their associated buildings.
- 8.4 Constraints on the land available within the defined settlement boundary and on its periphery substantially reduce the opportunity to deliver new leisure facilities. Development proposals which

might adversely affect the quantity, quality, public availability and function of land and facilities used for recreational, leisure and cultural activities will not be supported other than in exceptional circumstances. In such cases, applicants will be expected to provide robust evidence that the facility is no longer viable in its current use. The policy concentrates on land use matters. However, the Parish Council will support the acquisition and provision of additional recreational land and facilities to provide for the expected increase in demand following the delivery of new homes in the Plan period. It also supports the acquisition of additional allotment land should demand increase locally.

Policy RLW2: Community Facilities

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

Insofar as planning permission is required, development proposals for the adaptation and/or enhancement of existing community facilities identified on Figure 8.1 will be supported.

Development proposals which would have an unacceptable impact on the continued provision of the community facilities as shown on Figure 8.1 will not be supported unless adequate alternative facilities are provided within the area or robust evidence is provided which fully justifies the proposed loss of the facility or a reduction in its attractiveness or usefulness to the community.

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

Policy RLW3: Retention of Assets of Community Value

Development proposals relating to Assets of Community Value which would be of benefit to the local community will be supported.

Development proposals that would result in the loss of an Asset of Community Value or would cause unacceptable harm to its value to the community will not be supported unless it can be demonstrated the asset is no longer commercially viable.

- 8.6 Under the provisions of the Localism Act 2011, local communities can ask the Local Authority to list certain assets as being of value to the community (Assets of Community Value). Assets of Community Value could include local shops, post offices, pubs or land. If an Asset of Community Value is listed and then comes up for sale, the community has six months to put together a bid to buy the Asset.
- 8.7 Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of community value.



- 8.8 Proposals that enhance the viability and / or community value of any assets designated as Assets of Community Value will be supported. Proposals that result in either the loss of the asset or any significant harm to the community value of an asset will be strongly resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.
- 8.9 All Public Houses within the Neighbourhood Plan area along with the Little Barn Café, South Downs Coffee and The Pavilion Cafe are recommended for designation as an Asset of Community Value. They are identified within Figure 8.1. Elstead Parish Council will pursue the designation of these assets with Waverley Borough Council.



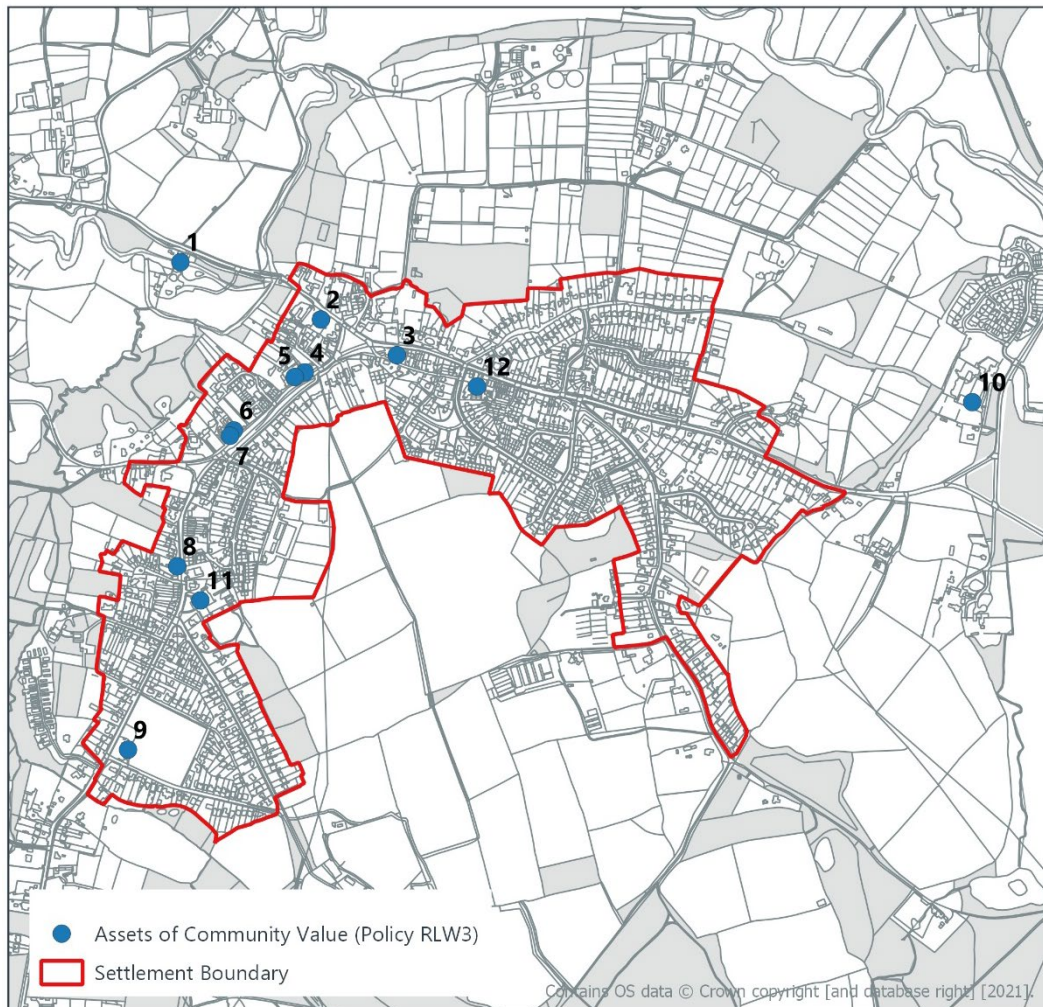


Figure 8.1: Community Assets

1. The Mill at Elstead
2. Golden Fleece
3. The Woolpack
4. The Little Barn Café
5. Royal British Legion
6. Village Hall
7. Youth Centre
8. South Downs Coffee
9. Pavilion Thursley Road
10. The Pavilion Cafe, Tanshire Park
11. St James Primary School
12. URC Hall

9. Infrastructure and Delivery

Introduction

- 9.1 Section 9 sets out the policies relating to infrastructure within the Neighbourhood Plan area.
- 9.2 It is essential that new development mitigates the impact of increasing population demands on the full range of services, facilities, amenities, utility infrastructure and environmental infrastructure in the Neighbourhood Plan Area.
- 9.3 The Neighbourhood Plan, once made, will provide policies that form part of the Development Plan for the area and will thus help to determine planning applications. Elstead Parish Council and where relevant Peper Harow Parish Meeting, will monitor the impact of the policies of the Neighbourhood Plan. The Parish Council will monitor the effectiveness of the policies in the Plan through the development management process. It will specifically monitor the delivery of the three housing allocations (Policies H2-H4). The Parish Council will also assess the need or otherwise for a full or a partial review of a made Plan throughout the Plan period. Such assessments will be made:
- within two years of the making of the Plan; or
 - if it becomes clear that the delivery of new housing on the three allocated sites will not be achieved in a timely fashion to ensure the overall delivery of 160 new homes in the parish to meet the strategic requirement in the Local Plan Part 1;
 - if changes to national policy are so significant that they make the policies in the Plan ineffective or out of date; and
 - at the end of the Plan period.
- 9.4 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England to help deliver infrastructure associated with new development. The CIL for Waverley Borough came into effect in March 2019 and is required for all residential dwellings and new floorspace of 100sq metres or above. Once the Neighbourhood Plan has been 'made', 25% of CIL receipts from developments in the village will be made available to Elstead Parish Council to support infrastructure projects. The Parish Council will seek to ensure that the Borough Council properly applies its proportion of the Community Infrastructure Levy generated by development in the parish to facilities which will benefit the local population. Similarly, it will seek to ensure that the Borough Council determines planning applications taking account of infrastructure provision by the negotiation of planning obligations, by conditions attached to a planning permission, and/or other agreement, or undertaking.
- 9.5 Section 106 Legal Agreements ensure that financial and other contributions are obtained to mitigate the site specific impacts resulting from any development.
- 9.6 A number of desirable infrastructure projects have been identified during the preparation of this plan and as a result of local consultation. Many of these will materially assist in the delivery of the Neighbourhood Plan objectives. An Infrastructure Projects list will be maintained by Elstead Parish Council and Peper Harow Parish Meeting to prioritise the allocation of CIL funds. This list will be updated as circumstances require and will be maintained in a fully transparent and democratic manner.

Policy ID1: Infrastructure Delivery

New development should be served and supported by appropriate infrastructure and services.

Appendix 1: Non-designated Historic Assets

Map Ref Coords/Lat-Lon Coords/Address	Description
SU893418, 51.168675, -0.722505	A disused 20th C WIND-PUMP over a WELL to the east of the shrubbery and garden of Hankley Down, west of Woolfords Lane, has an intact gantry and vanes which still turn with the wind - a rare survival in Waverley Borough. The operating lever or shaft is broken at the lower end, no longer connecting to the pump in the well, but the well has been filled in and it is not possible to see the condition of the pump itself.
"SU893443, 51.191099, -0.722115"	Meadow Cottage, Charles Hill, was originally a farm cottage and has a Royal Exchange FIREMARK of the 18th C fixed to the wall over the door.
"SU900421, 51.191261, -0.722410"	6 Charles Hill, an 18th C cottage has a Royal Exchange FIREMARK on the front wall.
"SU904434, 51.171458, -0.713904"	A Victorian wall LETTERBOX made by W T Allen & Co is mounted in a brick pillar on Thursley Road opposite the entrance to Woolfords Lane. The lock is damaged and rusting so it is not one of the better examples of its type.
"SU906436, 51.182889, -0.707886"	A curved STONE BENCH with ornamental carvings stands on the little triangular green Church Green at the junction of Thursley Road and Westbrook Lane. It appears to have come from a private garden, and was perhaps donated to the community, as it is of good quality stone and bears carved initials "SDD"? in cement against one foot.
"SU904434, 51.185320, -0.703443"	There are GUN-SLOTS along the length of the stone garden wall in front of River House and River House Cottage, facing Farnham Road, two each side of the gate to River House and further east one more; three in the eastern wall facing east; and two round the corner of River House Cottage facing west. With the exception of the latter two, and the three on the eastern end wall, they have been blocked up on the inside of the wall but left open on the road side. These are very unusual survivals of 1940 anti-invasion precautions; perhaps the house was used as a Home Guard HQ?
"SU903438, 51.183588, -0.706769"	The WAR MEMORIAL near the cemetery entrance, Thursley Road, takes the form of a granite cross set in a semi-circular sandstone wall enclosure, with crazy paving. Names of 1914-19 fallen are on the front of the base and 1939-45 names are on one side. On the other side is the well known quotation: "They shall not grow old".
"SU902441, 51.186370, -0.708587"	A hexagonal concrete and brick PILLBOX from World War II stands beside the mill leat on the downstream side of the Elstead Mill house. It has six gun-ports including one beside the entrance which has a brick protective wall. There are concrete blast walls inside. The facing brick is laid in rat-trap bond, a feature of pillboxes in Elstead. There are timbers of a pitched roof over the pillbox - this roof was added in order to disguise the pillbox as a summerhouse. Unfortunately, these roof timbers are collapsing. The pillbox stands on the site of a 19th C gasometer built by the Aldershot Gas

	Company to supply gas to Elstead.
"SU904441, 51.189437, - 0.710526"	A small square PILLBOX from World War II stands on the east side of Fullbrook Lane at a bend. There is a low entrance on its east side with a protective blast wall. It has single gun-ports on the north and south sides, two gun-ports on the west side and one on the east side over the entrance. These are splayed outwards to increase the arc of fire. The facing bricks are laid in rat-trap bond as in the case of other Elstead pillboxes.
"SU90441, 51.189608, - 0.707116"	A hexagonal World War II PILLBOX of brick and concrete stands on the boundary of Polshot Manor, facing the River Wey, seen from the riverside footpath.
"SU904440, 51.189222, - 0.706531"	A large FIELD GUN HOUSING with a wide concrete aperture facing the River Wey stands at the eastern corner of the grounds of Polshot Manor.
"SU913431, 51.188410, - 0.707197"	A hexagonal brick and concrete World War II PILLBOX stands in the corner of a field at the south end of the grounds of Polshot Manor.
"SU893418, 51.179812, - 0.694936"	A George VI lamp LETTERBOX is fixed to a telegraph pole in Hookley Lane outside a house Jhansi. No makers name visible.
"SU892417, 51.168938, - 0.723613"	Interesting survivals of ornamental garden probably made in the early 20th C are being restored by the owners of a new house on the site of a demolished house at HANKLEY DOWN, off Woolfords Lane. The house shown on the 1913 OS map is called The Chalet but this may have replaced the original Hankley Down. There is a formal sunken garden to south-west of the house with a stone water tank against it fed by a round stone-lined pond on the lawn to its north. Both these are being restored, but a wooden summerhouse west of the house is dilapidated and probably cannot be saved. The modern house has oak doors and other fittings perserved from the demolished house. To the north of the house is a shrubbery and ornamental garden about 100m by 70m i size, with a network of sunken stone-lined cobbled paths, hidden bowers, and an attractive stone bridge carrying one walk over another. At the north-west corner is a small pond with two little islands, still attractive though a little neglected. The creator of this interesting little garden is not known at present.
"SU892417, 51.167933, - 0.724083"	Interesting survivals of ornamental garden probably made in the early 20th C are being restored by the owners of a new house on the site of a demolished house at HANKLEY DOWN, off Woolfords Lane. The house shown on the 1913 OS map is called The Chalet but this may have replaced the original Hankley Down. There is a formal sunken garden to south-west of the house with a stone water tank against it fed by a round stone-lined pond on the lawn to its north. Both these are being restored, but a wooden summerhouse west of the house is dilapidated and probably cannot be saved. The modern house has oak doors and other fittings perserved from the demolished house. To the north of the house is a shrubbery and ornamental garden about 100m by 70m i size, with a network of sunken stone-lined cobbled paths, hidden bowers, and an attractive stone bridge carrying one walk over another. At the north-west corner is a small pond with two little islands, still attractive though a little neglected. The creator of this interesting little garden is not known at present.
"SU894443, 51.168513, - 0.723489"	Interesting survivals of ornamental garden probably made in the early 20th C are being restored by the owners of a new house on

	<p>the site of a demolished house at HANKLEY DOWN, off Woolfords Lane. The house shown on the 1913 OS map is called The Chalet but this may have replaced the original Hankley Down. There is a formal sunken garden to south-west of the house with a stone water tank against it fed by a round stone-lined pond on the lawn to its north. Both these are being restored, but a wooden summerhouse west of the house is dilapidated and probably cannot be saved. The modern house has oak doors and other fittings preserved from the demolished house. To the north of the house is a shrubbery and ornamental garden about 100m by 70m in size, with a network of sunken stone-lined cobbled paths, hidden bowers, and an attractive stone bridge carrying one walk over another. At the north-west corner is a small pond with two little islands, still attractive though a little neglected. The creator of this interesting little garden is not known at present.</p>
SU894443, 51.191551, - 0.721926	<p>FOXHILL, Farnham Road, dating from c1880 has a terraced garden originally planned by Gertrude Jekyll in 1923. The present owners are restoring the garden to the original Jekyll plans. It is on several levels in a hillside with high stone retaining walls, beds and shrubbery. There is a small pool fed by water issuing through a lead lions head - this used to be supplied from a natural spring but it has dried up and a circulating pump is now used to keep the water flowing, controlled by a tap inside the house. Stone steps led to the higher levels and up to a rustic summerhouse with a crazy paving floor and pitched roof, now completely hidden in a large rhododendron, but it is planned to restore it and bring it into view.</p>
The Golden Fleece, Farnham Road, Elstead, GU8 6DB	
Elstead House, Milford Road, Elstead, GU8 6HF	
Wayside, Milford Road, Elstead, GU8 6HE	
Brookfield House, Fulbrook Lane, Elstead, GU8 6LG	<p>Formally Fulbrook Cottage. Restored timber-framed building with red brick infilling. (On the SCC Antiquities List C16). Hipped tiled roof, casement windows, 2 storey, 3 window. Illustrated in the SCC antiquities list. Home at one time of Peter Sellers and Ringo Starr.</p>

Glossary

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

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

- (a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- (b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- (c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- (d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Community Infrastructure Levy

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

Conservation Area

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

Development Plan

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

Flood Zones

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

Zone 1 (low probability) comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Zone 2 (medium probability) comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1%- 0.1%).

Zone 3a (high probability) comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%).

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

Heritage Asset

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

Infrastructure Delivery Plan

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

Listed Buildings, Structures, Parks and Gardens

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

Grade I buildings are of exceptional interest; only 2.5% of listed buildings are Grade I.

Grade II* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*.

Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

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

Local Green Space

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

Locally Listed Buildings, Structures, Parks and Gardens

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

Major Development

For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 sqm or more, or a site of 1 hectare or more, or is otherwise provided in the Town and County Planning (Development Management Procedure) (England) Order 2015.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework was published on 27 March 2012 and revised on 24 July 2018, February 2019 and December 2023. It sets out the government's planning policies for England and how these are expected to be applied. It focuses on how plans should be made and how decisions should be taken, with a particular focus on delivering sustainable development.

National Planning Practice Guidance (NPPG)

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

Policies Map

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

Public Realm

The Public Realm is commonly defined as any space that is free and open to everyone. It includes the space between and within buildings that is publicly accessible, including streets, parks and open spaces.

Strategic Housing Market Assessment (SHMA)

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

Sustainable Development

The NPPF defines Sustainable Development. At a very general level, the objective of Sustainable Development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving Sustainable Development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually

supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): an economic objective – to help build a strong, responsive and competitive economy; a social objective – to support strong, vibrant and healthy communities; and an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.

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

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

Windfall Homes

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