

## November 2017 EVN Article: E&W NHP Update

Residents will be aware that the Neighbourhood Plan (NHP) Steering Group have been working hard to pull the Elstead and Weyburn NHP together. This is a lengthy process as it is important that the team have robust evidence that can withstand legal challenges but most importantly have policies that closely reflect what the villagers want. This is, after all, everyone in Elstead's NHP.

Whilst Elstead has been drafting their NHP, Waverley Borough Council (WBC) has been working on Waverley's Local Plan. Part 1, as already reported in previous issues of the Village News, has been examined by the Inspector. It has largely been accepted with a requirement for a small modification to housing numbers meaning that Elstead must build 160 not 150 dwellings over the Local Plan period (2013-2032). 32 of these dwellings have already been built or have received planning consent, 61 are expected to be provided on the Weyburn Works site, which leaves 68 to be located elsewhere in the village.

WBC have started working on their Local Plan Part 2. This part of the plan will examine amongst other things where *they think* the remaining housing sites will go and whether changes to the Green Belt (GB) will be required to accommodate all of these additional dwellings.

As part of this process WBC conducted a preliminary Call for Sites. From this WBC identified 3 sites in Elstead which they considered as being the most suitable for development. They were Weyburn (which has now received planning consent, on appeal), Croft 2 Extension (Hookley Lane) and 4 Trees (Hookley Lane). The Parish Council objected to the plan to concentrate development on the two Hookley Lane sites for a number of reasons including:

1. It considered there were better sites in the village for housing development, with better access and fewer adverse effects

- on the landscape and environment
2. Development needs be spread throughout the village and not just focused in one road/area.
  3. Sites should be as close as possible to services and facilities in order to mitigate the impact of development in terms of traffic and parking.
  4. Two development sites utilizing one narrow dead-end access road would add a significant pressure to the road infrastructure in Hookley Lane.

The E&W NHP team has met with senior policy planners at WBC several times over the past 2 years. WBC listened to the NHP teams concern over the two sites in Hookley Lane and agreed that the NHP team could propose alternative sites which could feed into WBC's Green Belt Review (GBR). The NHP team (who are volunteers many with full-time jobs) has spent a huge amount of time and resources undertaking such research. This has included meetings with WBC, Natural England, landowners, policy consultants, design consultants, Independent Site Assessment Consultants as well as holding public meetings. It has also carried out two surveys in the village in order to find out what parishioners want to see in terms of new development. Based on this evidence the NHP submitted proposals to WBC which identified Sunray Farm (off Westhill) and Croft 2 as the preferred choice for sites to be removed from the Green Belt. It also provided detailed rationale and evidence to support this recommendation.

This week the NHP team were disappointed to learn that WBC does not accept these proposals and is still recommending the two sites in Hookley Lane should be removed from the GB and be developed for housing.

The NHP team will shortly be meeting WBC planners to discuss this matter further and to again press its case for its two preferred sites (Sunray Farm being the first choice, and Croft 2 as the second). If you have strong views on the issue, and you are concerned about the prospect of up to a further 60-70 dwellings all being

concentrated in the Hookley Lane area, we suggest you should urgently contact Jenny and David Else, ([Jenny.Else@waverley.gov.uk](mailto:Jenny.Else@waverley.gov.uk), [David.Else@waverley.gov.uk](mailto:David.Else@waverley.gov.uk)) our two Borough Councillors, to make your views known, and copy your correspondence to Jules Williams, Elstead Parish Clerk ([elsteadpc.clerk@gmail.com](mailto:elsteadpc.clerk@gmail.com)).