

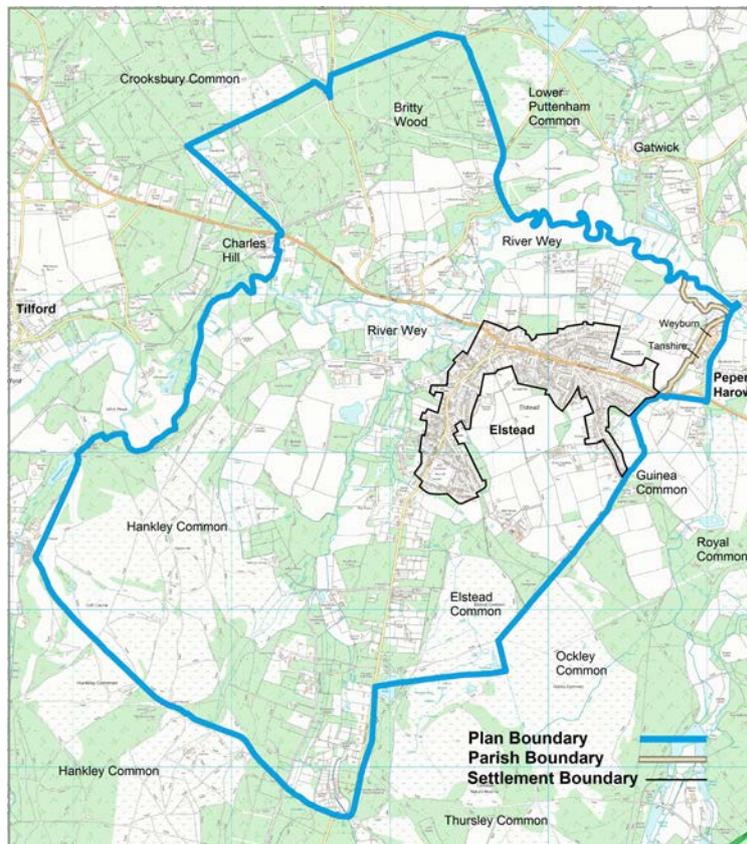
Dear Resident.

The Elstead & Weyburn Neighbourhood Plan is almost complete. The Draft Plan is being launched on:

Friday July 6th from 6-10pm at The Pavilion, Thursley Road.

What do we need from you?

- Come along to the launch on 6th July from 6-10pm at The Pavilion, Thursley Road.
- Read the draft Plan online at www.elstead-pc.gov.uk and click on the Neighbourhood Plan link. A paper copy may be viewed at St James' Church and The URC. Comment on the plan <https://www.surveymonkey.co.uk/r/ElsteadPlan> from 7th July or in writing to: Elstead Parish Clerk, Woodview, Red house Lane, Elstead GU8 6DS. Comments must be received no later than 30th August 2018.



The Elstead and Weyburn Neighbourhood Plan Area (map shows current settlement boundary area)

Why is a Neighbourhood Plan Important?

- Only those villages / towns with an adopted Neighbourhood Plan (NHP) will benefit from the maximum funding to spend on local projects.
- This funding will come from The Community Infrastructure Levy (CIL) essentially a tax paid by developers on every new house built.

CIL could amount to £10,000 per new 3 bed house built which could amount to £500,000+ to spend in the Elstead & Weyburn NHP Area.

Background

The Elstead & Weyburn Neighbourhood Plan (E&W NHP) has been drawn up by a group of volunteers from Elstead and Peper Harow and has been supported by Elstead Parish Council (EPC).

What is a Neighbourhood Plan?

- A NHP is a set of policies written by and for local people so that they can have a say in how their community develops and grows.
- Policies encompass different needs for the community such as transportation, infrastructure, heritage, protecting the rural environment and housing.
- Our NHP will last until 2034 but can be refreshed every five years.
- The NHP sits alongside the Local Plan which is being drawn up by Waverley Borough Council (WBC). Once adopted our NHP will become a material consideration and therefore form part of the local planning process.

How did we write our NHP?

The primary objective has always been to listen to and act on local opinion to ensure that our NHP represents the views of its' residents.

In winter 2015 / 2016 all residents were invited to take part in a Big Survey. The results of this have formed the basis of our NHP. In addition we have held a follow up mini survey, three public meetings and a design workshop to ensure that we haven't missed important feedback.



Protecting the views of and to Bonfire Hill – Draft Plan Policy E4, E6, E7.

Why support our NHP?

1. **Community Infrastructure Levy (CIL):** we want to ensure we receive the maximum CIL money so it can be reinvested in our local area.
2. **Housing:** we want to ensure that any housing development is in-line with our local needs and remains sympathetic to our rural environment e.g. we want to control the density, design and size of new dwellings.
3. **Bonfire Hill:** we want to protect the views of and to this important local feature.
4. **Business:** we want to protect our vibrant community by preserving local jobs and retaining local business premises.
5. **Connectivity:** we want to ensure we have reliable mobile phone coverage and a super-fast broadband service for all.
6. **Footpath / cycling / horseriding:** we want to ensure we have a well-maintained and safe network of paths and bridleways connecting with wider routes.

NO NHP = LESS MONEY AND NO CONTROL



Improving the Footpath, Bridleway and Cycling Network – Draft Plan Policy E5, GA3, GA4.

Next Steps for NHP

1. Consultation on Draft Plan, 6th July – 30th August for local residents.
2. Comments reviewed, draft Plan amended.
3. Consultation on the draft NHP by WBC, Autumn 2018.
4. Final draft plan amendments.
5. Independent examination by a Government Inspector, 2019.
6. Referendum for all residents, 2019.
7. Plan Adopted.

Other Questions That You Might Have

What is a Local Plan?

A Local Plan sets out the strategic priorities for development of an area and covers housing, commercial, public and private development, including transport infrastructure, along with protection for the local environment.

The Local Plan has been drawn up by WBC in two parts. Part one (LPP1) has been adopted. Part two (LPP2) is being consulted on until July 6th 2018 and anyone may comment on this separately.

What is The Community Infrastructure Levy (CIL)?

- CIL is essentially a tax on developers.
- Towns or parishes with an NHP will receive 25% of this money as opposed to 15% without an NHP.
- For E&W CIL could amount to £500,000 with an adopted NHP and would be c.£146,000 less without an adopted NHP.
- CIL can be spent on projects that have been identified within the NHP process.

Why does the E&W NHP not include Site Allocations?

At the start of the NHP process and as part of WBC's Local Plan process, 'A Call for Sites' was issued by WBC and EPC whereby any landowners with available land for development could come forward. From this, a list of 8 possible sites was drawn up for assessment by an external company who graded every site in terms of suitability.

WBC have put forward sites for development, one of which the E&W NHP Team does not agree with. E&W NHP Team have proposed an alternative site which is more sustainable. We have held several meetings with WBC on this issue but sadly the matter still remains unresolved.

Initially we had been led to believe that we could incorporate sites for housing within our NHP, but in view of WBC's stance regrettably we have removed site allocation from our NHP. We are still negotiating with WBC on this important issue. However, changes to settlement boundaries fall within the remit of neighbourhood planning and as a result we have proposed that our preferred options of Sunray Farm and Croft 2 be included in the Village Settlement Boundary.

Why Has The Green Belt Boundary Changed?

As part of the local plan WBC recommended that the settlement area of Elstead be removed from The Green Belt as part of its' LPP1. This is inline with government policy as set out in the National Planning Policy Framework. As stringent Green Belt Planning Policies have not been applied within the settlement area over several years, EPC and E&W NHP Team raised no objection to this.

Please take time to read through the draft NHP as it is important for the future of Elstead and Weyburn. We hope to see you on 6th July and look forward to receiving your comments and feedback by 30th August.