



ELSTEAD PARISH COUNCIL

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ELSTEAD AND WEYBURN NEIGHBOURHOOD PLAN

The Elstead and Weyburn Neighbourhood Plan Steering Group (NPSG) has made good progress in putting together a first draft of the Neighbourhood Plan. We aim to be ready to produce this ready for consultation in April. It will cover development policies relevant to the village and also a range of programmes which are designed to enhance the facilities and environment of the parish, some of which could be funded from proceeds of the community infrastructure Levy (CIL).

We had also planned to cover sites for housing in the draft plan. Much to our regret, however, we will not now be able to do this. The reason is that, after several lengthy meetings with their officials, we have effectively encountered a brick wall in the form of Waverley Borough Council's planning department. Our aim had been to work closely with Waverley in the identification of suitable sites to accommodate the balance of the 160 new dwellings which the Waverley Draft Local Plan Part 1 (LPP1) allocates to the Elstead and Weyburn Neighbourhood Plan Area. This is a minimum of 67 dwellings. Waverley want these additional dwellings to be built on two sites off Hookley Lane (the Croft and 4 Trees). The NPSG, in the light of the views expressed by parishioners at the public meeting last July, believes that it would be entirely wrong to locate all of this new development off Hookley Lane on sites which are remote from local services and which would generate large increases in traffic along a narrow dead-end road.

The NPSG has moreover identified a much more suitable site at Sunray Farm which is capable of accommodating over half of the additional dwellings required under LPP1. Sunray Farm is well screened in the landscape, is close to all local services and would provide pedestrian access to the school and pre-schools. It is more accessible than either of the Hookley Lane sites and as it is previously developed land (a former poultry farm with several redundant old buildings) its use for housing would be less damaging to the Green Belt than either of the alternatives, which for the most part are open sites. It also commands wider local support and would ensure a balanced pattern of development across the village.

We do not believe Waverley planners have given these arguments proper attention. But without their support, or at least acquiescence, we cannot go ahead in the Neighbourhood Plan with the identification of the sites which we believe are the most appropriate and which generate local support. Regrettably, therefore, we have concluded we will have to remove site allocations from our Neighbourhood Plan if we are to make any further progress with the project

This does not however mean we must calmly accept Waverley's choice of housing sites. These will now fall to be determined by Waverley as part of Local Plan Part 2, the first draft of which will we expect be produced shortly. We will engage with Waverley planners in this process and with the support of David and Jenny Else, our borough councillors, we will vigorously promote the sites which we believe are best for the village. We are setting up a small group to formulate our arguments and response, membership of which will be open to anyone wishing to participate. Please contact the Parish Clerk if you are interested in taking part in this process.

Kind regards

Juliet Williams
Clerk - Elstead Parish Council

