



ELSTEAD PARISH COUNCIL

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5th January 2015

Planning Services,
Waverley Borough Council,
The Burys,
Godalming,
Surrey Gu7 1HR

For the attention of: Mr Matthew Ellis

Dear Mr Ellis,

Re: Neighbourhood Planning (General) Regulations 2012. Designation of Elstead and Weyburn as a Neighbourhood Area.

Elstead Parish Council and Peper Harow Parish hereby formally apply for designation of the Neighbourhood Area in respect of Elstead Parish and Weyburn. This is required by Part 2, paragraph 5 of the Neighbourhood Planning (General) Regulations 2012.

Elstead Parish Council and Peper Harow Parish have formally agreed to work together on a joint plan to include the Weyburn site in a Neighbourhood Plan. Although the Weyburn site is mainly located in Peper Harow, due to its proximity, any development would have a major impact on Elstead village and its infrastructure.

Peper Harow, in its entirety covers an area of 534 hectares. Its boundaries are with Elstead to the west, Shackleford to the north and Godalming and Milford to the east and south. It has a small community, incorporating a large country estate, of only 200 residents living in approx. 80 properties. It has no public facilities. The Weyburn site is located to the far west of the area, adjacent to the Elstead Parish boundary.

Elstead Parish has a community of approx. 2,500 residents residing in approx. 1,100 properties in an area covering 1,104 hectares. It has a range of shops including a grocery store, post office and greengrocers. It has its own medical facilities and a primary school serving 4-11 year old children. It has good sports facilities and play areas, two churches, several public meeting places and active community groups.

Development on the Weyburn site would result in a greater demand and use of the Elstead facilities and infrastructure as the closest available source of these services.

Due to its location on the boundary of Elstead, any development on the Weyburn site would have an impact on Elstead's resources, especially those associated with schooling and healthcare. Demand for places at St. James Primary, the closest village school in Elstead (1.4 miles), would increase as there are no educational facilities in Peper Harow. The next closest school after Elstead is a small infant school in Shackleford (1.7 miles).

Weyburn was previously the site of a successful engineering facility and offered employment to approx. 300 - 400 local people from Elstead until its closure approx. seven years ago. The remaining buildings on site are derelict. Adjacent to the Weyburn site is a thriving business park offering employment opportunities to local people. It has a waiting list of potential companies wishing to base themselves in the area.

The partnership approach to preparation of the plan was taken following a public consultation to identify the boundary area to be included. This consultation involved residents and business representatives from both parish areas and it was agreed by a majority vote that it was appropriate to include the Weyburn site.

The area proposed to be covered by the plan is shown on the maps provided to the Council (see Appendix A and B attached).

Appendix A shows the proposed designation area for the Elstead and Weyburn Neighbourhood Plan boundary. The thick black line denotes the neighbourhood area that is being applied for. The area outlined in red is the Weyburn area to be included. This map clearly demonstrates that Peper Harow is closely related geographically to Elstead in that it is adjacent to the Elstead parish boundary.

Appendix B shows the boundary of the Peper Harow land to be included in the Elstead and Weyburn Neighbourhood Plan. The black outline is the neighbourhood area. The area delineated within the red lines to the west is the Weyburn area of land. The area of land within Peper Harow to be included in the plan is approximately 9.0 Hectares.

The Weyburn area of land is bounded on the south by a line running east from the point where the Elstead Parish boundary crosses the Milford Road at Lex Farm (OS491703,143368) to a point east of the drive leading south to Royal Lodge (OS492013, 143328). It crosses the Milford Road (including Marcus Triangle) along the eastern edge of the Shackleford Road to a point northeast of Somerset Bridge (OS492201, 143328). It crosses to the other side of the road near the entrance to a field (OS492193, 143947) and runs northwest along the south bank of the River Wey to the point where it meets the Elstead Parish Boundary (OS 491860, 144122). It follows the Elstead Parish boundary southwards to the south side of the Milford Road (OS491703, 143368).

Both maps are extracts from the DEFRA online Magic Map and the OS co-ordinates have been taken from that map.

Elstead Parish Council (working in partnership with Peper Harow Parish) is the relevant body authorised to act in relation to this proposed Neighbourhood Area, as defined by Schedule 9, Part 1 (paragraph 61G, sub-section 2(a)) of the Localism Act 2011.

Yours sincerely

Elaine Felton
Clerk to Elstead Parish Council

