



ELSTEAD PARISH COUNCIL

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25th June 2018

LPP2 Planning Policy,
Planning Services,
Waverley Borough Council,
The Burys,
Godalming
GU7 1HR

Dear Sir/Madam

LOCAL PLAN PART 2 – PREFERRED OPTIONS CONSULTATION

REPOSENSE FROM ELSTEAD PARISH COUNCIL – MINOR REVISIONS TO SETTLEMENT BOUNDARY

1 This document contains the comments by Elstead Parish Council on WBC's proposals for minor revisions to the Elstead Settlement Boundary contained in their 'Preferred Options Consultation' (POC).

2 The Parish Council has commented separately on WBC's proposals in the same document for sites for housing in Elstead.

Background

3 Local Plan Part 1 (LPP1) removed the Elstead Settlement Area (ESA) from the Green Belt (GB). GB policies therefore no longer apply in the ESA, but they continue to apply in the remainder of the parish outside the ESA.

4 The POC proposes to make several revisions to planning policies applying in the GB which would have the effect of making these policies more restrictive than current policies in relation to residential development within the GB. Specifically, these comprise:

- In relation to extensions of existing dwellings, the conversion of the current guideline of a 40% maximum increase in floor area into a firm policy (this would apply, as currently, to increases in floor area of the dwelling as it was in 1968 or when the dwelling was built, if later)
- Again in relation to extensions, the removal of the current disapplication of the above policy for dwellings which are on the edge of the Settlement Area and which are

well related to it. This would be replaced by a statement that ‘the Council will decide on a case by case basis whether it is appropriate to apply the percentage guidelines’ in these cases.

5 At the same time, WBC have proposed several minor modifications to the ESA designed to eliminate anomalies. They have also proposed to remove one dwelling (Withybridge) from the GB because ‘the existing (Settlement Area) boundary cuts through (the) property which is more closely related to the built up area of the settlement than the countryside beyond’. Most of the curtilage of Withybridge would however be retained within the GB.

Parish Council Views on Minor Revisions to the ESA Boundary

6 The Parish Council supports WBC’s proposals for minor revisions to the ESA in so far as they involve the elimination of anomalies.

7 As regards Withybridge, the Parish Council believes WBC to be wrong in stating that the existing settlement area cuts through the property. In fact, the whole of the property appears to be outside the current ESA. Nevertheless, the Parish Council agrees that it is important to include in the new ESA all properties that are well associated with the current ESA both physically and visually. This would mean that all properties which meet the settlement area criteria are included within it, in order to ensure as far as possible that in planning terms people in similar situations are treated similarly. The Parish Council also agrees that (as with Withybridge), where a dwelling which is well associated with the ESA has a large curtilage, only that part of the curtilage immediately surrounding the dwelling should be removed from the GB.

8 The Parish Council agrees with WBC’s criteria for assessing whether or not properties should be included in the ESA. It has applied these criteria to all dwellings currently outside but immediately adjoining the ESA. Three properties in addition to Withybridge have been identified as part of this process. All of these should be included in the new ESA. These are:

- Tom Butt Cottage, Hope Street (dwelling and immediate curtilage only). This property is closely associated with the other dwellings in Hope St and there is no possibility of locating an additional dwelling between it and the associated properties.
- Moors Cottage, Moors Lane (dwelling and immediate curtilage only). This dwelling, both visually and physically, is closely associated with the current ESA, rather than with the more open countryside to the west. There is also no space for development between the dwelling and the neighbouring property Acorn House (which was constructed subsequent to the last definition of the ESA).
- Rybarn House, Thursley Road (dwelling and western curtilage only). This property is well associated with the neighbouring properties off Beacon View Road and is separated from the more open countryside to the south by the large stream known as Sandford Brook.

9 A fourth property, Little Barn in Ash Lane, has also been considered as part of this

process. This dwelling is surrounded by the current ESA on 2 of its 3 sides, and for this reason is clearly well associated with the current ESA. But it would be possible to add a dwelling between Little Barn itself and Karenza to the east. For this reason the Council is doubtful that it fully meets the criteria for inclusion in the new ESA.

10 These proposed additional minor modifications to the ESA are shown in more detail on the attached map.

Size of Original Building

11 The Parish Council supports the proposal to retain the date of 31 December 1968 as the baseline for determining the size of the original building (for buildings constructed prior to that date). The use of the 1948 date, as prescribed in the NPPF, would create considerable unfairness by leading to the differential treatment of people in similar positions. It would also severely complicate the planning process.

Kind regards

Juliet Williams
Clerk - Elstead Parish Council

