



Pre-Submission Draft Neighbourhood Plan for consultation at Regulation 14

Presented by Ewhurst and Ellens Green Parish Council

April 2021

ABOUT THIS PRE-SUBMISSION (REGULATION 14) DRAFT NEIGHBOURHOOD PLAN

Why is a 2nd Consultation at Regulation 14 necessary?

Background

This document is the Pre-Submission Version Neighbourhood Plan for Ewhurst and Ellens Green. It contains planning land-use policies for the Parish, which add additional local detail to the policies contained in the Waverley Borough Council Local Plan (Part 1 and emerging Part 2). It has been developed, over many years, on behalf of Ewhurst and Ellens Green Parish Council by a Steering Group comprising of volunteers from the local community, local councillors and consultants.

Work on the Plan began in 2014, when the Parish Council applied to Waverley Borough Council to designate the Parish as a Neighbourhood Area, thus enabling them to put together a Neighbourhood Plan.

Between 2014 and 2016, the Steering Group undertook various local engagement activities including the Parish-wide survey and a series of smaller surveys targeted, for instance, at the younger people in the Parish and local businesses.

Originally, the intention was to explore new sites for housing development and a Call for Sites was undertaken along with site assessments. During this time, however, the Waverley Local Plan (Part 1) was published, which set out a housing need for the Parish at approximately 100 homes, to be delivered between 2013 and 2032 (the lifespan of the Local Plan). The Parish has already delivered well in excess of this target and therefore the decision was taken not to allocate any further housing.

1st Regulation 14 Consultation (June-September 2019)

The draft 'Pre-Submission' Plan was finalised in 2019, without site allocations, and taken to the first, formal round of consultation, known as 'Regulation 14'. A large number of comments were received from members of the community as well as Waverley Borough Council (WBC) and other organisations. All of the comments were recorded and analysed. In particular, WBC raised a number of significant concerns about the Plan as drafted. It raised concerns that some of the proposed policies were not land-use related, and therefore would not be suitable for inclusion as planning policies in the Plan; for instance, the inclusion of topics related to highways issues and enforcement. Furthermore, they raised concerns about the lack of robust evidence to underpin some of the policies and advised that these would be unlikely to pass the scrutiny of an external examiner later in the process.

This led to a decision by the Parish Council to set up a new Steering Group of councillors to organise an independent Health Check and comprehensive review of the Plan by consultants. They put together a report detailing where additional evidence would be required and where policies might be removed which were not land-use or planning related (see Navigus link on p48. In addition, a number of areas were highlighted that had not been considered in the original draft Plan, for example, the opportunity to designate demonstrably special sites as Local Green Spaces, the identification of the broader network of green infrastructure in the Parish and the preservation of important heritage assets.

The Parish Council acted on this advice and this updated draft Plan is the result.

2nd Regulation 14 Consultation (April-May 2021)

Due to fact that the draft policies have evolved quite significantly, and new policies have been added, it is important to ensure that the local community once again have an adequate opportunity to input their views on this new updated Plan. Therefore, following advice from both external consultants and WBC, the Steering Group has decided to re-run the Regulation 14 consultation before it is finalised and submitted to Waverley Borough Council.

We are now inviting your comments on this new Pre-Submission Draft Neighbourhood Plan, during the period of consultation from 19 April to 31 May 2021.

All comments received will be recorded and carefully considered in order to amend the Plan into its Submission Version format. It is this document that will be formally submitted to WBC, along with a series of supporting documents namely The Consultation Statement, which will set out the 'story' of the Plan and how it has emerged. This will include information about the previous Regulation 14 consultation, as well as the findings of this most recent consultation. The Basic Conditions Statement will set out how each Neighbourhood Plan Policy conforms to both WBC strategic Local Plan policies and the National Planning Policy Framework. Finally, WBC officers are re-screening the new draft Plan to ascertain whether or not a Strategic Environmental Assessment will be required. They will issue a Determination Statement and that will also accompany the Submission Version Neighbourhood Plan.

Next Stages

Once submitted to WBC, the next step will be a further round of public consultation (Regulation 16), this time on the Submission Version Neighbourhood Plan. Following this, the Plan will be examined by an independent examiner, who will be checking that the Plan meets the basic conditions (i.e. that it conforms to strategic planning policy).

Assuming this is successful, WBC would then arrange a local referendum to which all those registered to vote in the Parish will be invited to take part. A simple majority would enable the Plan to be 'made' (adopted), and WBC will make arrangements for it to become a formal part of the Local Development Plan. This means that planning applications relating to the Parish would have to adhere to the policies of the Neighbourhood Plan as well as those contained in the Local Plan (Parts 1 and 2, once adopted).

Survey

Given that the Plan will set out the future of Ewhurst & Ellens Green until 2032, your opinion is extremely important and so please complete the survey and help shape the future of your Parish.

If you have any queries about the Plan, please email us at: clerk@ewhurstellensgreen-pc.gov.uk

Thank you.

Nigel Clowes

Chair of the Ewhurst & Ellens Green Neighbourhood Plan Steering Group

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1. FOREWORD

- 1.1 We are justifiably proud of our village. Its combination of a thriving community spirit, rich history and attractive built environment, all set within the lee of the Surrey Hills, makes it a highly desirable place to live, work and visit.
- 1.2 The future of our village, the way it grows and changes in years to come, is of great interest and importance to us all. In order to meet these concerns, neighbourhood planning was introduced to give communities more control over the ways in which their neighbourhoods developed. The Government's Localism Act of 2011, which aimed to give local communities the right to have a vital say in how their area was developed, led to Ewhurst and Ellens Green Parish Council's decision to produce a Neighbourhood Plan.
- 1.3 In the five-year development period of the Ewhurst and Ellens Green Neighbourhood Plan, the basic concept of local communities empowered to shape and influence local development has come under severe pressure, as it has been subjected to developer challenges and legislative changes. The number of appeal decisions upheld within the parish, which has allowed greater development, has undoubtedly influenced the direction of the Neighbourhood Plan, constraining future policies and circumscribing the overall wishes of the community.
- 1.4 However, the Neighbourhood Plan is about more than just development. It covers other important issues, such as the natural and historical environment, parking and transport and the provision of leisure and recreation facilities, to name just a few. The Parish will also benefit from financial contributions gained from development through the Community Infrastructure Levy and S106. Parishioners are asked to contribute ideas, as part of the consultation process, to ensure that the projects meet the identified needs of the community.
- 1.5 The draft Neighbourhood Plan has been formulated upon a robust set of criteria, based upon in-depth background research, ranging across parish activities, community conservation, historic buildings and the overall parish environment.
- 1.6 The draft version of the plan is now open for public consultation, where comments from parish residents, local businesses, planning and statutory bodies, as well as national organisations such as the Environment Agency, Natural England and Historic England, all have the ability to influence the final document before submission to Waverley Borough Council for independent examination. We would urge all stakeholders to read the draft plan and make your comments known.
- 1.7 Since beginning the Neighbourhood Plan process for Ewhurst and Ellens Green, the housing allocation laid down by Waverley BC of 100 dwellings in the parish, has been not only met, but exceeded by over 30%. In light of this, the Neighbourhood Plan will not be allocating sites for housing at this time but will review when the Neighbourhood Plan is next updated as laid down in section 10.

The Ewhurst and Ellens Green Parish Council