

2. INTRODUCTION

2.1 This document is the Ewhurst and Ellens Green Neighbourhood Plan. It represents one part of the development plan for the parish over the period 2019 to 2032. The other part is the Waverley Borough Council Local Plan, formed of certain retained policies of the Local Plan 2002 and the new Local Plan Part 1: Strategic Policies and Sites (LPP1). The retained policies of the Local Plan 2002 will be replaced by the new Local Plan Part 2 (LPP2), once adopted.



Ewhurst village from the north

- 2.2 Waverley Borough Council (WBC), as the local planning authority, designated a neighbourhood area for the whole of Ewhurst parish on 4 November 2014 to enable the Parish Council to prepare a Neighbourhood Plan. The Plan has been prepared by the community under the leadership of the Neighbourhood Plan Steering Committee.
- 2.3 Figure 2.1 shows the extent of the neighbourhood plan area.
- 2.4 The Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). It has prepared the Plan to establish a vision and framework for the future of the parish and to set out how that vision will be realised through planning land use and development change over the plan period 2019 to 2032.
- 2.5 The Plan will guide development within Ewhurst parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance. Each section of the plan covers a different topic. Under each heading there is a justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the **green** boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text and evidence documents that have been compiled to underpin the Neighbourhood Plan.
- 2.6 In addition to the policies, the Plan identifies a number of local needs and community aspirations that are not met through the planning system but which are important to the well-being of the community. It is proposed that these projects will be met through community action supported by a range of organisations. The Plan also sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

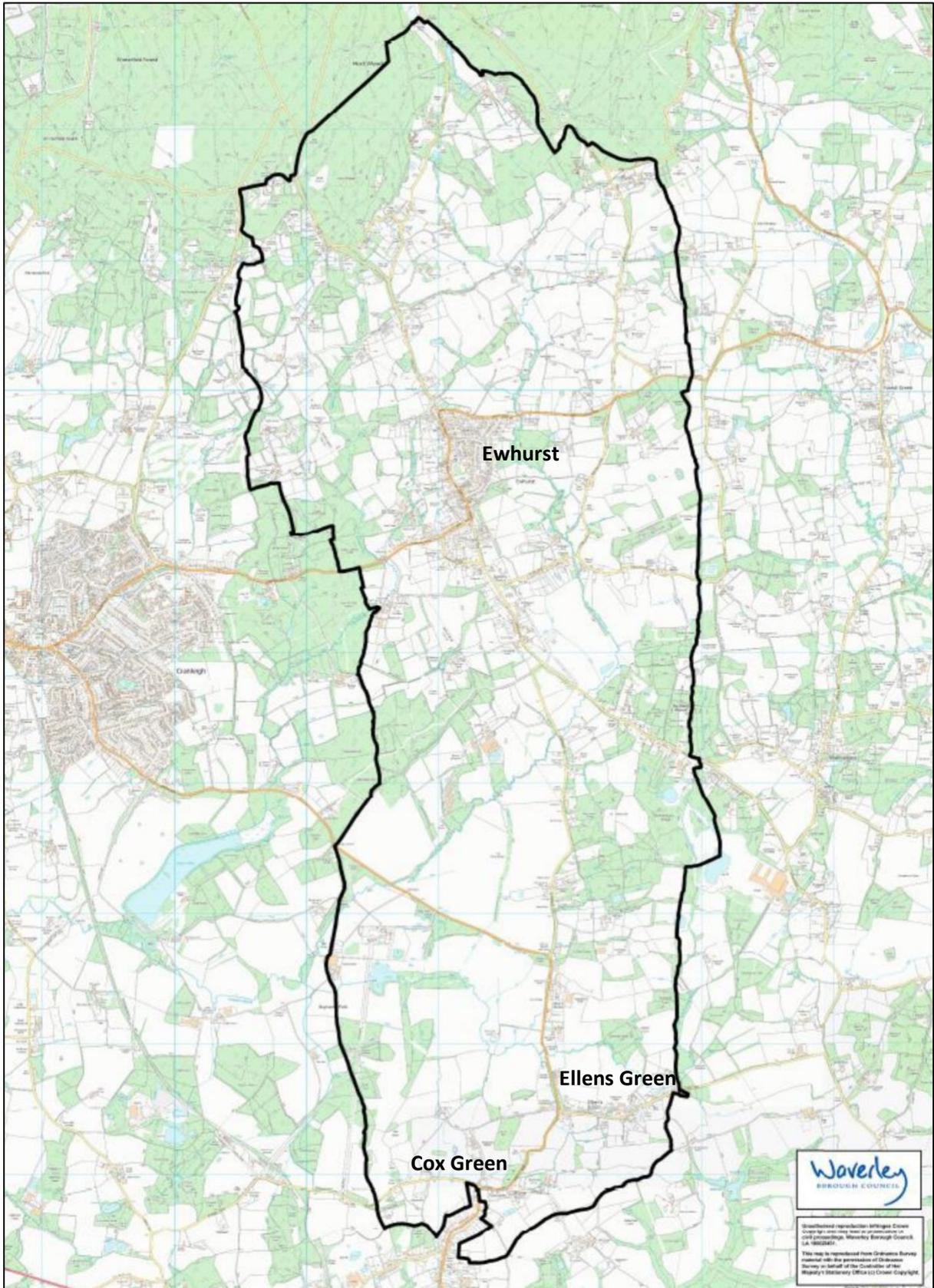


Figure 2.1: Ewhurst and Ellens Green Neighbourhood Plan designated area

The Planning Policy Context

National Planning Policy

2.7 The Neighbourhood Plan must have regard to the policies set out in the National Planning Policy Framework (NPPF).

2.8 The National Planning Policy Framework (NPPF) states at paragraphs 29 and 30:

“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies¹.

Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently”.

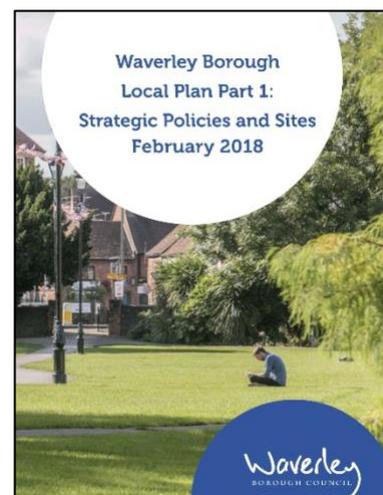
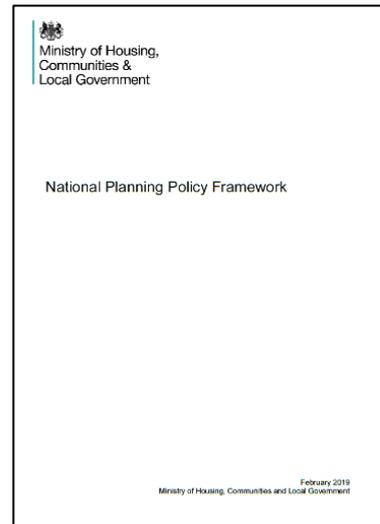
2.9 The Ewhurst and Ellens Green Neighbourhood Plan is being prepared and submitted to Waverley Borough Council in accordance with the revised NPPF published in February 2019.

Local Planning Policy

2.10 The Neighbourhood Plan must also be in general conformity with the strategic policies of the adopted development plan, which comprises:

- Local Plan Part 1 (LPP1): Strategic Policies and Sites 2018²
- The retained saved policies of the Local Plan 2002³
- Surrey Minerals Plan Core Strategy and Primary Aggregates Development Plan Documents (DPDs), adopted by Surrey County Council in July 2011
- Surrey Waste Plan was adopted by Surrey County Council in May 2008

2.11 LPP1 will guide and direct new development in the Borough for the period up to 2032 and has replaced some of the saved



¹ Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

² [LPP1](#)

³ [Local Plan 2002](#)

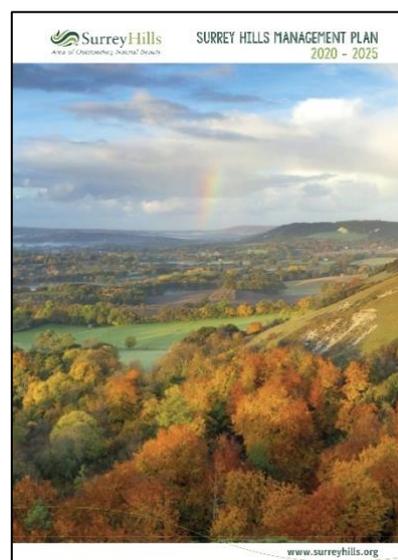
policies of the Local Plan 2002. The emerging Local Plan Part 2 (LPP2) will form the second stage of Waverley's new Local Plan. Once adopted, together with LPP1, it will replace the 2002 Local Plan. LPP1 specifies the overall spatial strategy for development and growth in Waverley, and allocated strategic sites. LPP2 will provide the more detailed 'Development Management', review a suite of local designations and will allocate sites needed for housing or other uses in certain areas of Waverley. LPP2 is at Pre-submission consultation stage, with anticipated adoption planned for January/February 2022⁴. The emerging content of LPP2 has therefore been considered during part of the preparation of the Neighbourhood Plan.

2.12 LPP1 seeks to deliver at least 11,210 net additional homes in the period from 2013 to 2032 (equivalent to at least 590 dwellings a year). Ewhurst, classified as a 'small village' has been allocated a minimum number of 100 homes to deliver towards this total. This is in addition to any windfall sites. The Neighbourhood Plan is not seeking to allocate sites, including for housing, rather allocations are being addressed by Waverley Borough Council through their strategic allocations; 134 houses have been committed/delivered.

Surrey Hills Area of Outstanding Natural Beauty

2.13 The northern part of the parish sits within the Surrey Hills Area of Outstanding Natural Beauty (AONB) with the remainder, being classified as within the Area of Great Landscape Value, provides the setting for the AONB.

2.14 The Surrey Hills Management Plan has been adopted by those local authorities having designated land within their boundaries. It sets out a series of policies that seek to conserve and enhance the natural beauty of the area. The Neighbourhood Plan has regard for these policies, as well as other supporting documents provided by the AONB, for instance the Building Design guidance.



Community engagement

2.15 The Neighbourhood Plan Steering Committee has developed the Plan through extensive engagement with the community. Regular discussions with WBC have taken place on each of the topic areas covered by the Plan. In addition, communication with the neighbouring parishes has taken place as some of the policies may impact on these areas.

2.16 A summary of the history of the Plan is shown in the table overleaf. As mentioned earlier, fuller details will be set out in the Consultation Statement which will be presented alongside the Submission Version Neighbourhood Plan document.

⁴ https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/planning-strategies-and-policies/local-plan/Draft_Submission_Local_Plan_Part_2.pdf?ver=9NVIVP2SrJP-fco3tWPoVw%3d%3d p.6

Date	Milestone	Key activities
2014	Parish Council decides to undertake a neighbourhood plan	<ul style="list-style-type: none"> • Neighbourhood Area designated • Neighbourhood Plan Steering Committee formed from across Parish • Public launch events
2015	Community engagement recruits Working Groups to research topics for evidence base Steering Group organises surveys for evidence base	<ul style="list-style-type: none"> • Working Groups established • Parish Survey delivered to all households • Targeted questionnaire undertaken – businesses, young persons
2016	Scoping potential development sites Working Groups continue work on the evidence base	<ul style="list-style-type: none"> • Site identification and availability exercise/ landowner meetings • Regular community updates (website) and parish newsletters • Public meeting to explain approach to site selection/allocation
2017	Consultants employed to assess sites for potential allocation in draft Plan	<ul style="list-style-type: none"> • Community consultation on criteria for site selection/allocation and housing development
2018	Site assessments completed Development of 1 st draft Plan	
2019	Re-consideration of need for site assessments as sufficient housing numbers delivered. Draft Plan (site allocations removed) finalised for Pre-submission (Regulation 14) consultation (1)	<ul style="list-style-type: none"> • Parish Council decides draft Plan will no longer include site allocations • Formal Pre-submission (Regulation 14) consultation from 8 July to 1 September 2019
2020	Health check of the Pre-Submission Version Plan by consultants in light of consultation responses	
2021	Updating the Plan based on extensive comments received Reviewing status of the SEA Screening based on amended Plan Finalising Submission Version Plan and supporting documents for submission to WBC, Examination and Referendum	<ul style="list-style-type: none"> • Pre-Submission (Regulation 14) consultation (2) to run from 19 April to 31 May 2021

Sustainability of the Neighbourhood Plan

2.17 The Neighbourhood Plan will be screened to ascertain whether a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA) is required in parallel with the Pre-Submission (Regulation 14) consultation. The screening document will be subject to consultation with Historic England, Natural England and the Environment Agency. It will determine whether the Neighbourhood Plan is likely to result in significant environmental effects and whether or not it will require an accompanying SEA and /or HRA.