

Community Consultation January 2017

Site Identification & Housing Development Criteria

This is your opportunity to have your say on two key issues that will influence future development in this Parish through our Neighbourhood Plan.

- How potential sites for future housing development are identified and assessed
- Appropriate standards of building quality, housing design, scale, size, mix and density that are in keeping with our rural location and the community's aspirations.

Please read each of the following lists of criteria and indicate in the box on the last page whether you agree or disagree with that list as a whole. Please write in any comments and further suggestions in the Comments box.

We want to ensure the final criteria that are included in the Neighbourhood Plan have the support of this community.

Additional copies of this consultation are available at Hazelbank Stores and the Bulls Head Pub.

Please return your completed responses by the end of January to Hazelbank Stores or the Bulls Head Pub. Alternatively, you can submit your response online by visiting www.ewhurst.org.

We are also hosting two consultation events at Ewhurst Village Hall - at 10am on Saturday morning 14 January and 8pm on Wednesday evening 18 January where you can talk to members of the Neighbourhood Plan team about these criteria before submitting your views.

Site Identification and Assessment Criteria

Site Identification

In its identification and assessment of the most suitable sites for future housing development to meet the Waverley Borough Council (WBC) Local Plan housing allocation, the following principles have been identified by the Parish Council with consideration to the aspirations of the parish community, national and local planning policy and guidance.

Sites will be considered acceptable, therefore, providing the following criteria are met:

1. Area of Outstanding Natural Beauty (AONB)

Development of the site must not harm the character and special qualities of the Surrey Hills AONB. Sites located outside of the AONB will be strongly preferred and any located within the AONB will need to be justified on the basis of exceptional circumstances in line with paras 115 & 116 of the National Planning Policy Framework (NPPF).

2. Water Quality and Flood Risk

Development of the site must not adversely impact on water quality and sites located outside of areas of flood risk, as identified in the WBC Strategic Flood Risk Assessment or other applicable sources of information, will be preferred.

3. Rural Character and Landscape Impact

Development of the site must: preserve the intrinsic beauty and character of the Countryside and the rural setting of the Village (especially preserving the look and feel of the entrance points to the village); have no significant adverse visual or landscape impact; and conform to national policy, adopted and emerging local policies, local planning decisions and Appeals and the Ewhurst and Ellens Green Village Design Statement.

4. Biodiversity

Biodiversity assets are protected, conserved and enhanced.

5. Natural Features

Existing natural features, including woodland (in particular ancient woodland), trees (in particular those designated as Tree Preservation Orders), hedgerows and watercourses of landscape and visual importance are retained.

6. Built Environment

Archaeological sites, ancient monuments, listed and non-listed heritage assets (and their settings), the parish townscape and conservation areas are protected, conserved and enhanced in accordance with paras. 132, 135 and 137 of the NPPF and the Ewhurst and Ellens Green Village Design Statement.

7. Community Facilities and Local Businesses

Development of the site must benefit, and not be to the detriment or put at risk the loss of, existing sport/recreational facilities, community assets and employment space supporting local businesses.

8. Coalescence

The impact of the development of the site individually, or cumulatively, around the edges of the settlement does not result in the actual or perceived coalescence of settlements.

9. Proximity to settlement boundary

The site boundary is contiguous (at least one boundary must physically adjoin in whole or part) with the Ewhurst Village Settlement Boundary as defined in the appended Plan.

Sites which are not contiguous with the settlement boundary may be appropriate for development in exceptional circumstances where clear benefits have been evidenced (such as brownfield sites) that align with national and local policy.

10. Transport and Access

The site is of an appropriate scale to the transport infrastructure in its location and should not exacerbate congestion in the village. Access must be safe, acceptable to the local highway authority and not unacceptably impact upon existing residential amenity.

11. Infill

The development of the site does not result in an extension to the village boundary which, in turn, creates areas of 'natural infill' or undesirable precedent.

12. Appropriately Scaled Development

The scale of the site is appropriate to its rural setting and does not, in itself, lead to an adverse impact upon the Village and serving infrastructure. Sites in excess of 4 hectares are unlikely to be acceptable. A minimum provision of affordable housing should be consistent with the Waverley Borough Council Draft Policy AHN1. Sites which provide on-site affordable housing will be strongly preferred.

13. Deliverability

Sufficient evidence must be provided to demonstrate deliverability and that the land is free from legal restrictions or covenants which may prevent development.

Housing Development Criteria

- a) The development is of a high quality, in all aspects, including layout and design. In addition, high standards of sustainable construction are expected as well as the inclusion of renewable and low carbon energy generation where feasible.
- b) Where housing is proposed there is a mix of housing sizes, types and tenures. Up to 40% of the dwellings are required to be 'affordable' dwellings, and a mix including smaller units is required. The Village Survey provides appropriate guidance.
- c) Development must contribute to the aims of traffic calming and reduced speeds on roads in the Parish, within a rural context.
- d) The density of new development must respect its location and, in the case of sites which extend the settlement boundaries, reflect the prevailing density of the village which is 11dph.

- e) New development within the parish may be sited upon the settlement boundary. In such circumstances it is likely that existing residents will have enjoyed a high level of private amenity, some degree of tranquility and a boundary with the Countryside. In order to assimilate new development with the existing community, these qualities should be respected.
- f) New buildings should be sited at a generous distance from existing boundaries, rather than seeking to maximise housing numbers on development sites, thereby compromising amenity and creating an urbanised environment. The minimum distance from the rear elevation of a new property to an existing one is generally accepted to be 21m in the case of modern estate layout or for extensions in existing residential settings (Residential Extensions SPD, Waverley Borough Council). For extensions to rural settlements such as Ewhurst there will be a higher expectation of privacy. 21m should therefore be considered inadequate and a minimum of 26m should be provided.
- g) Levels of private amenity should be enhanced through well thought-out landscape buffers through the use of native species appropriate to the local context. Suburban types of fencing are considered a crude and inappropriate means of protection and are no substitute for physical separation.
- h) Where new development abuts the side of an existing property, such as an infill site, care should be taken to provide separation which is in character with the locality and reflects the prevailing condition. The low density character of the village usually exhibits generous plot sizes with wide gaps between buildings affording countryside views or landscaped backdrops.
- i) Proposed development should not cause problems by blocking daylight or sunlight to existing property, either to habitable rooms or to outdoor amenity space in close proximity to the existing home. Standard tests can be carried out at the design stage to highlight overshadowing, particularly in seasons when sun angles are low.
- j) Balconies, raised terraces or Juliette balconies can create opportunities for overlooking. These should be avoided or carefully sited to protect neighbour amenity and opportunities for neighbour dispute.
- k) Siting car parking adjacent to established boundaries should be avoided, where noise and light pollution can cause disturbance particularly in the early morning/late evening.
- l) Careful consideration should be given to the design of lighting. There are relatively few streetlights within the village and outside the settlement they are rare. Low-level or bollard lighting for pedestrian safety is more appropriate in the rural setting. Similarly, external garden lighting should be low-level. Roof lanterns can result in intrusive light pollution to neighbouring properties.
- m) The visual impact of new development should be thoroughly assessed through a visual impact assessment (in accordance with guidance published by the Landscape Institute) at the design stage to ensure that buildings sit comfortably within the rural environment, causing no harm unless adequately mitigated, and provide a seamless extension to the Village with the aim of becoming indiscernible from the established fabric albeit with the passing of reasonable time to allow materials to weather and landscaping to mature.
- n) Public views should be protected or enhanced. The Village enjoys a wide network of public footpaths whose character should be unaffected by new development.
- o) The setting of community assets (such as the Bulls Head, Sayers Croft, the recreation ground, allotments) and other village green spaces should be vigorously protected since they are part of the intrinsic character of the Parish.
- p) A minimum of 10% of housing on sites of 11 or more dwellings must meet current Lifetime Homes Standards.
- q) All new housing developments must, when appropriate and practical, provide safe pedestrian access to link with existing or proposed footpaths, ensuring residents can walk safely to bus stops, schools and other Parish facilities.

- r) Proposals for all new homes should provide for a minimum of 2 off-street car parking spaces for 1 & 2 bedroom properties and one space for each additional bedroom in 3 bed houses or above.
- s) It is essential that new development can be adequately supplied by water and sewerage infrastructure. Capacity must exist both on and off-site without compromising supplies or the amenities of current residents locally and downstream. If off-site improvements are necessary, they should be completed before development commences.
- t) Future planning applications should include a 'Connectivity Statement' to ensure adequate Broadband provision to new residential properties, in line with current national targets.

Site Identification Criteria	Agree (tick here)	Disagree (tick here)
Housing Development Criteria	Agree (tick here)	Disagree (tick here)
Please write any comments here.		

Name:

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Address: (to make sure only people who live in the parish have participated)

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Email address (this will help us keep costs down when the final plan is voted on later this year.)

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Please return your completed responses to both Lists to this consultation by the end of January to Hazelbank Stores or the Bulls Head Pub.

Alternatively, submit your response online by visiting www.ewhurst.org.