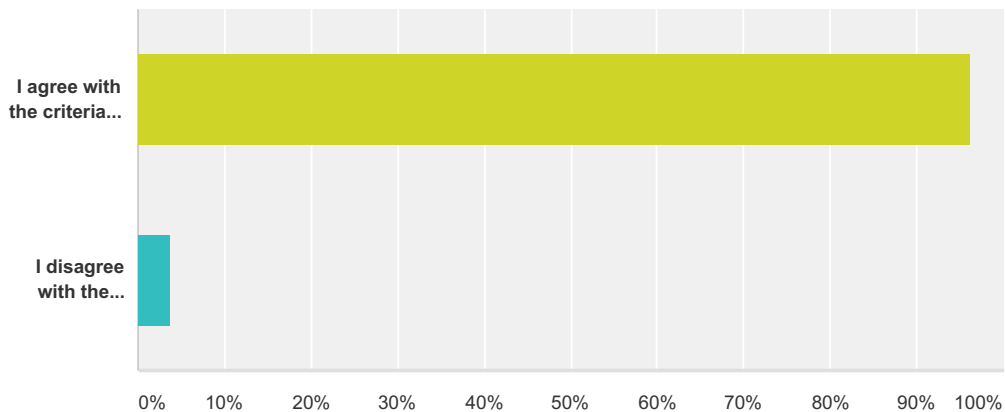


Q1 Site Identification Criteria

Answered: 437 Skipped: 4



Answer Choices	Responses
I agree with the criteria 1-13 listed above	96.34% 421
I disagree with the criteria 1-13 listed above	3.66% 16
Total	437

#	Please write any comments here	Date
1	The amount of 'through' traffic has increased dramatically over the years and that is due to an increase in building in surrounding areas. These narrow lanes are unable to cope with even more cars. Please keep Ewhurst a village	2/9/2017 2:31 PM
2	See comments J	2/6/2017 5:03 PM
3	See comments I	2/6/2017 4:50 PM
4	See comments H	2/6/2017 4:49 PM
5	See comments H	2/6/2017 4:47 PM
6	see comments G	2/6/2017 4:38 PM
7	See notes F	2/6/2017 4:30 PM
8	5 and 11 see separate comments F	2/6/2017 4:29 PM
9	9 and 11 - see separate comments E	2/6/2017 4:27 PM
10	Comments attached D	2/6/2017 4:25 PM
11	See comments letter C	2/6/2017 4:23 PM
12	6 pages of comments attached B	2/6/2017 4:21 PM
13	Whilst I agree with the lists overall and the principles it is assumed that this is not the final draft as there seems to be some inconsistency in the drafting. Comments attached A	2/6/2017 4:18 PM
14	Protect the separation between Cranleigh and Ewhurst ie don't let Cranleigh 'swallow up' Ewhurst	2/6/2017 4:02 PM
15	Any new development must not increase traffic risks on already unsafe roads eg near Ewhurst Green junction which is an accident black spot.	2/6/2017 2:47 PM
16	Restrict new road junctions such as those proposed on The Green between Gadbridge Lane and Cranleigh Road as this is already a dangerous junction, or introduce some form of traffic calming to slow down traffic approaching junction from both sides	2/6/2017 2:45 PM
17	5 - Wildlife and their habitats should be vigorously protected	2/6/2017 2:42 PM
18	5 - wildlife and their habitats should be vigorously protected	2/6/2017 2:41 PM
19	I do not agree with clause 9. Developments should be within the village settlement boundary. Sites which are contiguous should only be considered for development in exceptional circumstances as they are outside the village settlement boundary	2/6/2017 11:40 AM

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20	I do not agree with clause 9. Developments should be within the village settlement boundary. Sites which are contiguous should only be considered for development in exceptional circumstances as they are outside the village settlement boundary	2/6/2017 11:39 AM
21	I sincerely hope that the Bulls Head Pub including the garden, Sayers Croft, Recreation Ground and allotments will always be vigorously protected	2/6/2017 11:10 AM
22	Accessibility to/from any site must be of appropriate size for the traffic created and the access to the main road have good visibility and safety measures	2/6/2017 10:59 AM
23	Keeping to the listed criteria is essential to maintaining the existing beautiful character of the village	2/6/2017 10:57 AM
24	There should be no extension of the village settlement boundary. No development of fields, meadows etc. Brownfield sites preferred	2/6/2017 10:49 AM
25	Sites must not extend village. No fields/meadows. Brownfield sites preferred	2/6/2017 10:46 AM
26	Please see my email to Tim Bloomfield over the intended meanings of the words 'Village', 'village' and 'parish' to prevent future legal uncertainty.	2/4/2017 3:53 PM
27	Roads plus flooding in many areas I.e	2/1/2017 8:35 PM
28	The privacy and quality of surroundings of existing residents is vital. Where a direct open view of the countryside is currently enjoyed by a property this must be retained.	1/31/2017 7:50 PM
29	Site Identification Criteria. 1. Points 4 and 5 must be expanded, described and emphasised more clearly; taking into account RAMSAR, SAC, SNCI, SPA and SSSI sites. Wetland, trees, and wildlife is all part of our community and why we live here, this all needs to be taken fully into account. Migratory birds, bats and newts are countryside protected and this must be supported and continued within our community. Currently the document is far too vague when covering these points. I suggest they are covered under their own heading/bullet point 2. Point 10, the impact of traffic and access to development projects including noise from building and lorry contamination must be highlighted in more detail. There is already enough heavy traffic blocking our roads	1/31/2017 5:03 PM
30	An observation but something I feel needs to be tempered according to our own circumstances. No 6 Built Environment, line 2, parish townscape. I would query the word "townscape" as this alludes to the visual appearance of a town or urban landscape/scene	1/31/2017 2:57 PM
31	No development should be permitted that might lead to on-street parking	1/31/2017 2:55 PM
32	12 - we should be providing maximum affordable housing	1/31/2017 2:52 PM
33	At times the sewage pumping station on The Green has leaked raw sewage into one of the ditches although at the time of writing it has had a repair. In the future with more houses will it be adequate	1/31/2017 2:49 PM
34	Existing footpath and bridleways should not be compromised. Reference should be given to 1, 2 and 3 bedroom homes and priority given to starter homes	1/31/2017 2:45 PM
35	We are particularly concerned re infrastructure ie surgery and drainage. Cranleigh Health Centre seems to be overloaded already	1/31/2017 2:37 PM
36	I'm sure you are aware of the clearance of the woodland and wildlife pond at Treetops in Mapledrakes Road. I hope this won't encourage the building of houses	1/31/2017 2:31 PM
37	Whilst all 13 criteria have merit I believe to list 13 impact on the credibility and smack of NIMBYISM. I would suggest you confine it to the 5 most pertinent criteria	1/31/2017 2:28 PM
38	Very well thought through, thank you	1/31/2017 1:34 PM
39	We really must protect the rural nature of our village and its environs.	1/31/2017 7:26 AM
40	Also, lighting should be reduced/eliminated in order to retain the existing ability to see the night sky from Ewhurst Village.	1/30/2017 6:03 PM

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41	<p>Waverley Borough Council's latest Five Year Housing Supply report, dated 1st July 2016, sets out a housing requirement for Ewhurst (defined as a 'Smaller village') of 65 dwellings over the next 5 years. The report also anticipates 185 dwellings to be delivered on windfall sites in large and smaller villages. The Waverley Land Availability Assessment 2016 identifies 3 potential development sites in Ewhurst which could potentially deliver 55 houses. 2 sites that could potentially deliver 33 houses between them have had planning applications refused previously and the site at Backward Point requires extensive highways improvements to be considered acceptable. The third site has a current planning application for 18 dwellings rather than the 22 houses the Council has allocated to that site. It is likely that out of the 3 allocations that one site may be granted permission for 18 houses. This leaves an undersupply of 10 dwellings as a best case scenario, or 47 dwellings in all likelihood, that need to be provided in Ewhurst. Criteria 3. Rural Character and Landscape Impact This criterion is not consistent with the NPPF, as it requires the intrinsic beauty and character of the countryside to be "protected". The NPPF at the fourth bullet point to paragraph 58 states that developments should "respond" to local character. This is a lower threshold than that which the criterion sets. The current requirement elevates the protection afforded to that of Conservation Areas, Areas of Outstanding Natural Beauty and World Heritage sites. As the Neighbourhood Plan area contains no conservation areas or World Heritage Sites and is only partly within the AONB, the criterion is therefore too restrictive where there is a recognised local need for housing that cannot be met with the current allocations as it would afford the entire Neighbourhood Plan area with the same protection as those areas that are within the AONB. It would be more appropriate to state that development of the site must 'give special regard to' rather than 'protect' the entrance points to the village. Criteria 9. Proximity to settlement boundary This criterion would preclude significant areas of developable and deliverable housing land. The criterion is overly restrictive and there is no reason why the village settlement boundary could be revised in the future as the current boundary was established 15 years ago. A settlement boundary is an artificial construct that does not represent what exists on the ground and significantly restricts opportunities for development. The policy does not conform with the NPPF where there is presumption in favour of sustainable development and no reference made to settlement boundaries. The criterion is therefore too restrictive where there is a recognised local need for housing that cannot be met with the current allocations. Criteria 10. Transport and Access There is an opportunity to improve the current transport and access network within the Neighbourhood Plan area by suggesting that if a proposal can demonstrate enhancement to traffic safety then this would be a material consideration in favour of the development. This could be such things as traffic calming measures on routes coming into the village Criteria 11. Infill There is no such thing as 'precedent' in planning as set out in Mukarker v Secretary of State [2006] EWCA Civ 1045. There is also no definition set down that describes 'natural infill' or 'infill' or whether infilling has positive or negative effects. This criterion would preclude significant areas of developable and deliverable housing land. The criterion is overly restrictive and there is no reason why the village settlement boundary could be revised in the future as the current boundary was established 15 years ago. The policy does not conform with the NPPF where the presumption is in favour of sustainable development with no reference to settlement boundaries. The criterion is therefore too restrictive where there is a recognised local need for housing that cannot be met with the current allocations</p>	1/30/2017 4:45 PM
42	I know it is outside the village boundary but it is important to draw attention to the fact that the main access to the village from the north is via a single track road with passing places. this is crucial information for any developer	1/30/2017 2:37 PM
43	Traffic and parking near village shop in Ewhurst is difficult at most times. Any future development should be mindful of this	1/30/2017 2:28 PM
44	I feel the character of the village should be maintained above all	1/30/2017 10:27 AM
45	Paragraph 6 is weak. There are two conservation areas in the village, Ewhurst and Ewhurst Green, and their preservation from development should be specifically highlighted with a paragraph of their own.	1/29/2017 3:54 PM
46	I disagree with criteria 8,9 and 11. I do not see the need to restrict coalescence to the arbitrary existing boundaries and why infill is a problem. Further, I am concerned that no mention of self building is made in the plan and the opportunities for high quality affordable development this could bring to the village. I think that guidance on how self build plots will be facilitated and supported is sorely needed.	1/29/2017 11:58 AM
47	Congratulations to the team on your work. We agree most of the SIC, save that we did not understand 9. If the site boundary is contiguous (which we take to mean touching) the Ewhurst Village Settlement Boundary, then what is this Plan saying? Have some words been omitted? Sorry to be so dense, but hope you can clarify for us.	1/28/2017 12:39 PM
48	I would add that new developments NEAR woodland and streams should be discouraged. The follows Forestry Commission published criteria (as well as common sense!) The amenity and environmental value of woodland and streams reduces considerably if buildings are too close.	1/28/2017 12:05 PM
49	agreed EXCEPT: 5: should be presumption on retention of natural features not absolute 9: unclear as to whether sites wholly within settlement can be developed. 11: meaning unclear and appears to contradict 9	1/26/2017 2:13 PM
50	I strongly believe that drainage, noise pollution, traffic density on secondary roads, changes to the boundary of the village and the protection of wooded and semi-wooded areas are of vital importance when considering new development.	1/26/2017 11:11 AM
51	Would you need to consider/include commentary on accessibility of foul water on any site as well as in 'housing development criteria'	1/23/2017 5:01 PM
52	A very good start	1/23/2017 12:47 PM
53	Re Numbers 1&5 Need to include protection for other areas: AGLV, SSSI, SNCI	1/23/2017 12:26 PM

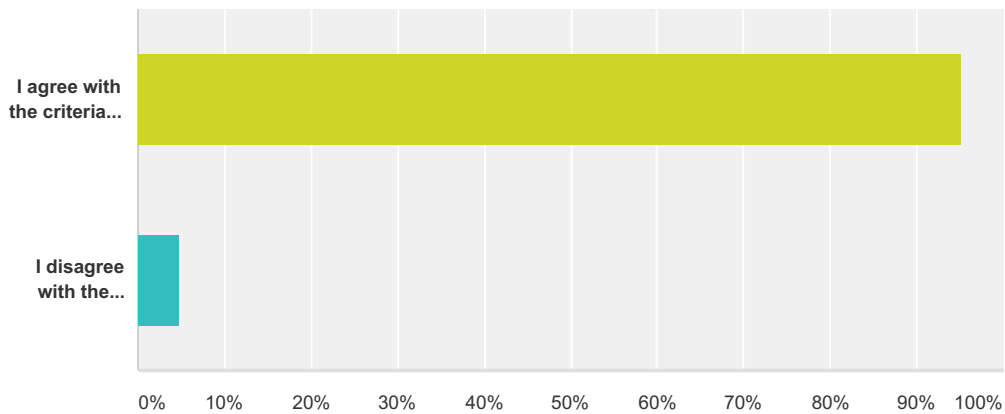
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54	Re Numbers 1 & 5 Need to protect other areas AGLV, SSSI, SNCI	1/23/2017 12:22 PM
55	<p>First - thanks to all those who have obviously put so much effort into a comprehensive and helpful document. Here and below I agree with virtually all the proposals which do offer quite proper suggestions for appropriate development in the parish. I suggest that the agree/disagree option is a bit of a black and white response in that there a couple of points I'll make but that doesn't really mean I 'disagree' with the (vast majority) of the criteria. I suppose that I feel a bit guilty as a 'baby boomer' in that I/we may have messed up things for the next generation (including my children) in terms of finance (pensions, benefits) climate, and arguably housing which is rapidly getting out of reach of most young people. Whilst I don't want to add 'messing up the (local) environment' to the list I feel that only if every community takes a pragmatic view to (new) housing will we get enough new starts to perhaps alleviate the situation – meaning we would probably have to meet and preferably exceed local requirements for new starts. Thanks for letting me get that off my chest! So the criteria are excellent – but if followed to the letter (unlikely I guess) would probably stop any development (??). For instance, in criteria 5 do we really mean all natural features must be retained – I suspect that in a couple of instances there are a few scruffy trees and poorly developed hedgerows that could look better for replacement as part of a development – perhaps a caveat in there? Not sure if I understand the proximity criteria 9 – is development to be on the edge of the 'settlement' – except in exceptional circumstances? Not got examples immediately but suspect that some infill would be better than on the edge, so is that emphasis appropriate? Otherwise all good stuff.</p>	1/22/2017 6:07 PM
56	very comprehensive	1/21/2017 10:42 PM
57	The following criteria are vitally important - 2, 10, 13 and the preservation of conservation areas & fields & greenfield sites and woodland	1/20/2017 4:48 PM
58	There is already too much development in and around the village. We do not have the infrastructure for further development	1/20/2017 4:29 PM
59	All developments should be restricted to the number of houses to be built ie maximum of 6 affordable only houses. Otherwise its just profit for the developers	1/20/2017 4:21 PM
60	Areas of common land providing wildlife corridors ie between existing ponds should not be considered for development	1/20/2017 4:09 PM
61	It is important to consider AONB and development in flood areas. It is vital to include affordable housing but also to develop extra parking areas. The Street is a nightmare and available parking is used by local businesses	1/20/2017 3:56 PM
62	No mention of caravan sites for gypsy travellers. No sites mentioned in building plan. Again gypsies have been by-passed. We need a gypsy traveller or transit in this area	1/20/2017 3:49 PM
63	The area is not suitable for affordable housing. Are they really going to be affordable or is this a term used now for new developments regardless of the type of houses and/or the proportion of affordable houses within the proposed development	1/20/2017 3:23 PM
64	Wildlife such as rare newts needs to be considered	1/20/2017 3:15 PM
65	Could you please spend money on our terrible roads and potholes before digging them up yet again and spending money on cycle paths that cyclists decline to use. All the traffic needed for any new houses will only make things worse	1/20/2017 3:13 PM
66	10 - strongly agree as speed limits on the Green & Horsham Road are too high and not enforced	1/20/2017 3:11 PM
67	No 10 - strongly agree as speed limits on the Green & Horsham Road are too high and not enforced	1/20/2017 3:09 PM
68	Too much reliance on opinion and little on factual quantifiable criteria. These offer no real bounds for decisions and will result in contentious opinions being voiced in the site review analysis stage rather than getting it right at the criteria stage	1/20/2017 3:03 PM
69	I agree with all the criteria but would like to extend them slightly thus: 4. "biodiversity assets" should include areas valued by local people (such as the woods behind Mapledrakes road) even though they are not (yet) protected by statute. 5. Biodiversity could be added here too: "of landscape, visual and ecological importance"	1/15/2017 5:50 PM
70	Aiming for a utopian dream	1/15/2017 11:58 AM
71	No.12-4 hectares seems very large. I would think ONE hectare is a maximum.	1/14/2017 3:16 PM
72	I disagree with Item 12. A site of just under 4 hectares amounts to an area of around 800 x 800 sq yards. Such a site would be wholly unacceptable in a village of the size of Ewhurst and at 11 dph would consume 44 dwellings, an unacceptable proportion of our target of 53 total dwellings. A site appropriate to its rural setting would be one of 0.5 hectares, and no site exceeding 1 hectare (i.e. 11 dwellings) should be regarded as acceptable.	1/14/2017 1:08 PM
73	Item 6 suggest split out Conservation Areas in both Ewhurst Village and Ewhurst Green which were both re-affirmed by Waverley in 2016. Make the preservation of these Conservation Areas a separate paragraph 7	1/14/2017 8:55 AM
74	Thorough and complete. Difficult to disagree.	1/11/2017 5:50 PM
75	See comment below.	1/9/2017 11:54 AM

76	Cannot fully understand the criteria e.g. does contiguous with settlement boundary mean inside or outside, and why is this so important?	1/9/2017 9:14 AM
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Q2 Housing Development Criteria

Answered: 439 Skipped: 2



Answer Choices	Responses
I agree with the criteria (a) to (t) listed above	95.22% 418
I disagree with the criteria (a) to (t) listed above	4.78% 21
Total	439

#	Please write any comments here	Date
1	See comments J	2/6/2017 5:03 PM
2	See comments I	2/6/2017 4:50 PM
3	See comments H	2/6/2017 4:49 PM
4	See comments H	2/6/2017 4:47 PM
5	See comments G	2/6/2017 4:38 PM
6	Comments attached D	2/6/2017 4:25 PM
7	See comments letter C	2/6/2017 4:23 PM
8	6 pages of comments attached B	2/6/2017 4:21 PM
9	Any Social Housing should not go to Housing Associations outside the area. Parish Council should consider implication on school places	2/6/2017 4:08 PM
10	this village needs small 1-2 bed starter homes affordable to be rented by young people to stop them leaving the village. This village is full of old people. we don't need any more 4-5 bed houses. You need 60% affordable starter homes not 40%	2/6/2017 2:50 PM
11	New development must be low impact and of a similar character and density to existing buildings	2/6/2017 2:47 PM
12	Can off-street parking be made in materials other than concrete so as to encourage drainage	2/6/2017 12:08 PM
13	Number of new houses on sites should be strictly limited in order to preserve the rural nature of our village	2/6/2017 10:49 AM
14	Developments should be environmentally and sustainably designed	2/6/2017 10:46 AM
15	Please see my email to Tim Bloomfield over the intended meanings of the words 'Village', 'village' and 'parish' to prevent future legal uncertainty.	2/4/2017 3:53 PM
16	Affordable housing needs to be genuinely affordable. Is it possible to enforce restrictions on who can own affordable homes (eg locals)	2/1/2017 9:24 PM
17	I disagree roads are in too bad a condition too narrow, subject to flooding and many pots holes (I've just had new tyre because of water logged pot hole) sewage is poor around the green area of Ewhurst,soil is heavy clay which prevents good drainage from Cess-pits. Roads are inadequate and can hardly cope with the distinguish traffic, week-ends are occupied by many cyclists,enjoying the magnificent Surrey Hills environment .i therefore strongly oppose further development.street lighting is absent in almost all residential roads ,mobile reception is poor ,in fact many folks have to walk outside to receive reception.	2/1/2017 8:35 PM

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18	The privacy and quality of surroundings of existing residents is vital. Where a direct open view of the countryside is currently enjoyed by a property this must be retained.	1/31/2017 7:50 PM
19	Housing Development Criteria. Point (l) Further emphasis to be placed on strength and hight of lighting, plus their locations within the development	1/31/2017 5:03 PM
20	(b) - Up to 40% should read providing 40% affordable housing. Smaller dwellings are needed for people to downsize	1/31/2017 2:52 PM
21	d) 11dph is approx 1/4 acre per plot which doesn't seem to be dense enough to allow developers to have more housing which would enable them to provide affordable housing. If affordable housing is provided only over 11 dwellings per plod it seems to be very limiting. I don't think any of the Larkfield plots have anywhere near this plot size. f). Not sure why Ewhurst should have a minimum of 26m from boundry rather than the generally accepted 21m. Again this makes it less profitable for a developer to provide affordable housing in the village. r) Most houses would only expect 2 parking spaces each it seems unreasonable to expect an additional parking space for each bedroom. Again making it less attractive/profitable for developers which could result in very little, if any, affordable housing in the village in the future. On attending the meeting on Saturday it seemed that the village plan was trying to restrict new build houses to approximatey 5 a year for the next 15 years which would mean that Ewhurst would provide no affordable housing for first time buyers or young families wishing to remain in the village who could not afford a full mortgage.	1/31/2017 2:46 PM
22	New housing should where possible include provision for nesting birds.	1/31/2017 2:41 PM
23	For those of us living at the lowest point (opposite the cricket pitch) tend to get flooded at times. In 2013 the manhole opposite Weavers flooded straight down the drive and flooded the cottage. Bad tarmac has caused several depressions in the road and hence serious noise pollution	1/31/2017 2:20 PM
24	(s) We experienced a worsening of the main sewer)under Horsham Rd) following an earlier housing development. This must be watched carefully	1/31/2017 2:18 PM
25	Buildings should reflect the 'age' Zero carbon would be a goal for today's 'age' Car parking in (r) presents a picture of a village paved over. Two off-street places should normally be adequate with nearby bays for overflow (as in Rectory Close). All parking spaces in drives should be permeable to allow rainwater to soak into the ground	1/31/2017 2:03 PM
26	Very well thought through, thank you	1/31/2017 1:34 PM
27	I believe that there should be new housing developments in the ewhurst area, in order to enable the following generations to have somewhere affordable to live if they should want to live in ewhurst in the future .	1/31/2017 10:28 AM
28	d) Inconsistent with requirement for low cost and social housing at nearly 1/4 acre per plot? f) I don't think 21m is inadequate, again likley to deter the development of low cost and social housing r) Low cost housing has to contain a mix of property types. A young family with two young children with a three bedroom house then require 3 car parking spaces, again likely, or designed to, deter the development of low cost housing. Finally it was stated by the chairman at the meeting that the desire was to limit housing development in the village to an ideal of 4 new houses per year. This again contradicts the stated desire in b) for 40% low cost housing. This equates to 1.6 per year. Clearly then nobody will develop and housing of this type in the village.	1/31/2017 10:00 AM
29	Car parking allowance is so very important in this modern age, the village does look like a massive car park.	1/31/2017 7:26 AM
30	I would like provision for the conservation of the grass verges. Any damage due to development should be made good with a set distance of any development.	1/30/2017 8:03 PM

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31	<p>Criteria a) This criterion is too aspirational and cannot be achieved through the planning system. Other mechanisms are in place to achieve high levels of sustainable construction and renewable and low carbon energy generation. The Code For Sustainable Homes scheme was abolished in part as it was recognised that the planning process was not equipped to implement such standards. Criteria e) This criterion is almost impossible to achieve. Logically it is not possible to assimilate new development adjacent to existing communities whilst also respecting and retaining the same degree of private amenity, tranquillity and boundary to the countryside that the existing community currently benefits from. This criterion is therefore unachievable in practice. Criteria f) NPPF paragraph 59 states that "design policies should avoid unnecessary prescription or detail". Increasing separation distances from 21m to 26m is an unrealistic proposal when trying to achieve the housing densities suggested in Criteria d). There is no reason justification that Ewhurst should adopt greater separation distances than those set out in the Waverley Borough Council Residential Extensions SPD. As such criteria f) does not conform with national policy. Criteria g) NPPF paragraph 59 states that "design policies should avoid unnecessary prescription or detail". The requirement for landscape buffers made up of native species is again far too prescriptive. As such criteria g) does not conform with national policy. Criteria j) NPPF paragraph 59 states that "design policies should avoid unnecessary prescription or detail". Residential amenity standards are already set out in Waverley Borough Council Residential Extensions SPD and therefore a prescriptive criterion suggesting an avoidance of balconies, raised terraces or Juliette balconies is unnecessary and does not conform with national policy. Criteria k) NPPF paragraph 59 states that "design policies should avoid unnecessary prescription or detail". There are no such restrictions contained within the Waverley Borough Council Residential Extensions SPD and therefore a prescriptive criterion restricting car parking adjacent to established boundaries is unnecessary and no objective justification has been provided. Criteria m) This criterion is not consistent with the NPPF, as it requires a visual impact assessment for all development at design stage. Visual impact assessments are required for development in Conservation Areas, Areas of Outstanding Natural Beauty and World Heritage sites. As the Neighbourhood Plan area contains no conservation areas or World Heritage Sites and is only partly within the AONB, the criterion is therefore too restrictive where there is a recognised local need for housing that cannot be met with the current allocations as it would afford the entire Neighbourhood Plan area with the same protection as those areas that are within the AONB. Criteria n) This criterion is not consistent with the NPPF, as it requires public views of any area of land to be protected and enhanced. The current requirement elevates the protection of public views afforded to that of Conservation Areas, Areas of Outstanding Natural Beauty and World Heritage sites. As the Neighbourhood Plan area contains no conservation areas or World Heritage Sites and is only partly within the AONB, the criterion is therefore too restrictive where there is a recognised local need for housing that cannot be met with the current allocations as it would afford the entire Neighbourhood Plan area with the same protection as those areas that are within the AONB. With consideration to the amount and location of public footpaths in the Neighbourhood Plan area this criterion is far too restrictive to be practical. Criteria o) No such objective assessment has been undertaken to evaluate the contribution of the community assets to the 'intrinsic character' of the Parish. The requirements therefore to 'vigorously' protect the community assets is therefore unnecessary, unjustified and an unrealistic. Criteria r) NPPF paragraph 59 states that "design policies should avoid unnecessary prescription or detail". Parking numbers and standards are already set out in Waverley Borough Council Residential Extensions SPD and therefore a prescriptive criterion requiring additional off-street car parking over and above the Council's SPD is unnecessary and does not conform with national policy.</p>	1/30/2017 4:45 PM
32	I feel far more consideration should be given to the 'one way' width of the access road to Ewhurst from Shere - highly unsuitable for increased traffic load	1/30/2017 2:44 PM
33	I live in Links Close where in a smallish space we have 6 3-bed house, two 1-bed bungalows and 6 two-bed flats. We need small space developments like Links Close	1/30/2017 2:39 PM
34	Use of solar panels on new build should be mandatory where feasible Underground tanks for rainwater storage for use to flush toilets	1/30/2017 2:18 PM
35	My concern is with connectivity to existing infrastructure most particularly our small roads/country lanes (in many cases single track) to reach major working areas such as Guildford and London.	1/30/2017 2:13 PM
36	(b) must read At least 40% of the dwellings are required to be affordable housing (p) A minimum of 20% of housing.....must meet current lifetime homes standards	1/30/2017 12:22 PM
37	(b) 40% affordable should be insisted upon (g) On no account should Lawson Cyprus be allowed (l) lighting must be controlled (n) Public views protection to keep what the village offers (o) Community assets must be vigorously protected at all costs	1/30/2017 12:20 PM
38	Hope that the 26m mentioned in (f) is from a boundary line and not from the actual house. Not quite sure if rear elevation means the house or the boundary	1/30/2017 12:15 PM
39	Not sure about (r). Does this mean that a 5 bedroomed house should have 5 parking spaces? I thought we were trying to reduce the emissions from cars	1/30/2017 12:13 PM
40	The greatest need is truly affordable housing. A large % of new build should be small dwellings that 1st time buyers could afford	1/30/2017 12:09 PM
41	restrict/ban urbanisation of properties. e.g.brick walls and gates suggest 40mph speed limit in somersbury lane	1/30/2017 11:05 AM
42	More houses are necessary but not high density to keep the character of the village. The sewers are not able to cope with the existing numbers of houses causing road flooding	1/30/2017 10:26 AM

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43	Whilst I agree with the affordable house quota priority should be given to local people	1/30/2017 10:14 AM
44	In the past some footpaths have disappeared or been re-routed to suit property-owners so I welcome this restriction (n)	1/30/2017 10:12 AM
45	Paragraph d) is weak; it allows developments to hide behind an average "dph". Where that density is inappropriate to the site it should clearly be excluded from development	1/29/2017 3:54 PM
46	I reiterate my point above about self building which again is omitted from consideration in the criteria. The focus instead seems to be mainly on medium size developments. In addition while most of the criteria appear sensible, given demographics the commitment to a minimum of only 10% lifetime homes seems unambitious. While this need not necessarily be mandated, a higher target seems appropriate.	1/29/2017 11:58 AM
47	On the whole I agree - but ALL outside lighting should be prohibited or limited. The old small bright lights around the Glebe are useless for pedestrians - they shine straight into your eyes. Lamppost lights are no good either, they light up a disproportionate amount of the beautiful night sky that can be seen from and near the village.	1/28/2017 12:05 PM
48	Need affordable housing for local youngsters	1/27/2017 3:28 PM
49	agreed EXCEPT: d) 11 dph = 1/4 acre plots which are too large for modern development; unsuitable and unaffordable for developments which have to (and should) include affordable housing (note: Larkfield = approx 30 dph) e) "upon" - do you mean inside or outside existing boundary?	1/26/2017 2:13 PM
50	Housing density is of vital importance. No new development should negatively impact on the villages look and feel.	1/26/2017 11:11 AM
51	Whilst I do agree on the whole, it seems very prescriptive list of criteria (ie many specific development and design restrictions). My concern would be that these guidelines become too restrictive to allow the new development that as a village we have to allow. For example: -3 parking spaces for a 3-bedroom development - why do we think this is even necessary as guideline for developers? That seems to encourage more road users throughout the village. - "New development becoming indiscernible from the established fabric of..." - this seems unnecessary. Ewhurst is a cornucopia of different decades of architecture, be it modern, contemporary fascias to older properties, new builds, listed black and white houses, Victorian cottages, 50s bungalows and council properties. How is "indiscernable" development achievable given the range of existing development? What the Plan deems acceptable now, may become quickly dated with advance of design and development ideas. - " roof lanterns result in intrusive light" - do we have evidence that has/is the case? They can also contribute to architectural aesthetic design, and allows homes access to natural light which reduces energy use. I think this is a silly thing to include in a Plan. It's a subjective design issue, and many many homes in Ewhurst have them (surely conservatories and sunrooms have the same effect?). It would be useful to know how much a neighbourhood plan is taken into consideration during a planning application. Is there any responsibility from the Planning office to review applications against it? If a planning app is approved contrary to some/all of the criteria in the Ewhurst Plan, what happens?	1/24/2017 7:21 PM
52	Excellent - well done.	1/23/2017 12:47 PM
53	As above – thanks for the efforts, and the criteria which are generally a very good 'wish list'. That said, in the same 'pragmatic' spirit as above a couple of comments if I may. The car parking criteria 'r' (whilst I understand the thinking (I think)) is a bit ambitious certainly if we are to have any affordable small housing (one bedroom flats?) only allowed if each has two spaces which must not be adjacent to established boundaries (k)...Nice thought about settings ('o') rigorously protected – but not sure what that means, no development which overlooks the allotments?? Love the idea of not blocking daylight ('l') but is that 'right to light' concept no longer an accepted one – but perhaps that one is carefully and rightly worded. Good luck with it all.	1/22/2017 6:07 PM
54	I thought the Parish Council were hoping to own some land suitable for affordable housing exclusively for the use of local people	1/21/2017 10:42 PM
55	very comprehensive	1/21/2017 7:01 PM
56	Preference for individual's housing expansion rather than big developments	1/20/2017 4:48 PM
57	Affordable percentage should be greater than 60% otherwise OK	1/20/2017 4:33 PM
58	Bear in mind the increasing traffic problem in The Street at peak times. This is only going to get worse with the proposed development sin Cranleigh	1/20/2017 4:21 PM
59	I would not object to the building of a few houses on the Bulls Head garden. there are other small collections of houses within the village, why not?	1/20/2017 3:44 PM
60	The area is not suitable for affordable housing. Such rural areas ought to be preserved. Urban areas ought to be chosen instead	1/20/2017 3:24 PM
61	Such rural areas ought to be preserved and urban areas ought to be chosen instead	1/20/2017 3:23 PM
62	C - strongly agree as speed limits on the Green & Horsham Road are too high and not enforced	1/20/2017 3:11 PM
63	C - strongly agree as speed limits on the Green & Horsham Road are too high and not enforced	1/20/2017 3:09 PM
64	The people who live in the village should not have developments forced upon them because of misguided national policy.	1/20/2017 1:44 PM

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65	Do not understand how 'affordable' is achieved. The number of houses built should not exceed that required by the WBC plan.	1/19/2017 3:51 PM
66	Para. e) There seems to be an incompatible argument here. If you build across a resident's boundary with a countryside view I fail to see how you can "respect" and fail to ruin their amenity. Para f) I'm not clear how the 21m rule applies, is it from the actual rear of the new building to the boundary of an existing property, or from the actual rear of the new building to the existing building itself?	1/18/2017 8:08 PM
67	This return may be a duplicate, as I cannot recall if I went all the way through when testing the online survey before! Thanks, Phil	1/16/2017 12:48 PM
68	I agree with all the criteria but would like to extend them slightly thus: a) Zero carbon rated building to be preferred r) Two car-parking spaces to be provided per house, with some more to share. More than this will result in a car-dominated development. Plus the car-parking surfaces should be porous to reduce flood risk.	1/15/2017 5:50 PM
69	I understand the reasons for the restrictive criteria, but I believe they are to be inhibitive in some parts.	1/15/2017 11:58 AM
70	Addition to (o) and (q) St.Peter and St.Paul's Church and the Baptist Church to be protected. (r) and visitor parking to these properties. Provision of another small car park site like the Village Car Park to avoid heavy parking on the Street around the ONLY shop in the Village.	1/14/2017 3:16 PM
71	Suggest adding a further criterion: "In aggregate, housing development will not exceed the allocated number for Ewhurst as set out in the Local Plan."	1/14/2017 2:52 PM
72	Item (b) : The term "affordable" is placed within quotation marks and with good reason. This meaningless expression is widely used. A four bedroom house at £1m pounds may be regarded as affordable by one client. A two bedroom house at £500k may be unaffordable another. The cost of houses in Ewhurst has been well researched (See Benoy paper dated 3/6/2015). Advisory data should be provided as to just what this term implies in the context of Ewhurst. Item (h): This criterion should read " Where new development abuts the side or rear of an existing property, ---"	1/14/2017 1:08 PM
73	Comprehensive and relevant.	1/11/2017 5:50 PM
74	Everyone is aware of the need for more housing and like many families my children need the opportunity to acquire their own home, as rental is so expensive. That said like many others I do not want my quality of life and the peace of this rural village to be overshadowed by over development therefore I ask that new sites will not have dozens of new houses crammed in mainly for the financial profit of others.	1/11/2017 1:35 PM
75	I believe it is wrong to ask people to agree/disagree with the totality of each section. If people do the latter, but do not choose to list which ones in particular, you will not know why. Also people may decide, even though they disagree strongly with one item, to say they agree with the totality in the round. Point [b] - the statement up to 40% affordable & there will be a housing mix is meaningless. If we are just going to comply with WBC LP policies, why not say so. Are you ignoring paper on Housing Mix adopted as evidence by SG, and on website saying so, and if so why? [d] I would want to see all evidence of claim re density, as I am doubtful of this claim and how it has been applied. I think policy is wrong, as when combined with other policies, may lead to there being not enough deliverable sites being available. It also mitigates against a good housing mix. It may also be open to legal challenge. I would also have expected more on next step - is the policy still to present community with a number of sites for them to rank, as they are expecting. If not what is the policy and why?	1/9/2017 11:54 AM
76	The current national broadband targets relate to the uplift of existing services and not specifically to new developments. They are not a suitable benchmark for service to new developments. The new government recently stated that gigabit FTTP is the future, so this must be the standard for new developments. See http://www.ispreview.co.uk/index.php/2016/10/uk-digital-minister-supports-fftph-future-gigabit-broadband.html	1/9/2017 9:14 AM
77	The provision of real affordable housing, i.e. under £200,000 is the most important criteria.	1/8/2017 5:06 PM