

# EWHURST & ELLENS GREEN NEIGHBOURHOOD 2019 - 2032

# plan



**Referendum Version Neighbourhood Plan**

**Presented by Ewhurst and Ellens Green Parish Council**

**May 2022 (updated March 2023 to correct two factual errors)**

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## 1. FOREWORD

1.1 We are justifiably proud of our Parish. 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 Parish, 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.

*View over the Parish from Pitch Hill*

1.3 Since beginning the neighbourhood plan process for Ewhurst and Ellens Green Parish, the housing allocation laid down by Waverley Borough Council of a minimum of 100 dwellings in the Parish, has been not only met, but exceeded by over 40%. In light of this, the Neighbourhood Plan does not allocate sites for housing at this time but will review this position when it is next updated as laid down in section 10.

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.

1.5 The 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. The contribution of residents, many of whom have partaken in the Steering Group over the years, is greatly valued in this.

**The Ewhurst and Ellens Green Parish Council**

## 2. INTRODUCTION

2.1 This document is the Ewhurst and Ellens Green Neighbourhood Plan (referred to from hereon as ‘the Plan’ or ‘the Neighbourhood Plan’). It represents one part of the development plan for the Parish covering the period 2019 to 2032. The other part is the Waverley Borough Council (WBC) 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 As the local planning authority, WBC 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, although the make-up of this committee has changed during the process.
- 2.3 Figure 2.1 (overleaf) shows the extent of the neighbourhood plan area.
- 2.4 The Plan has been 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 sought 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 policy presented, which provides the necessary understanding of that 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, at Section 11, 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. Section 10 sets out the next steps, including how the Plan should be effectively monitored and implemented.



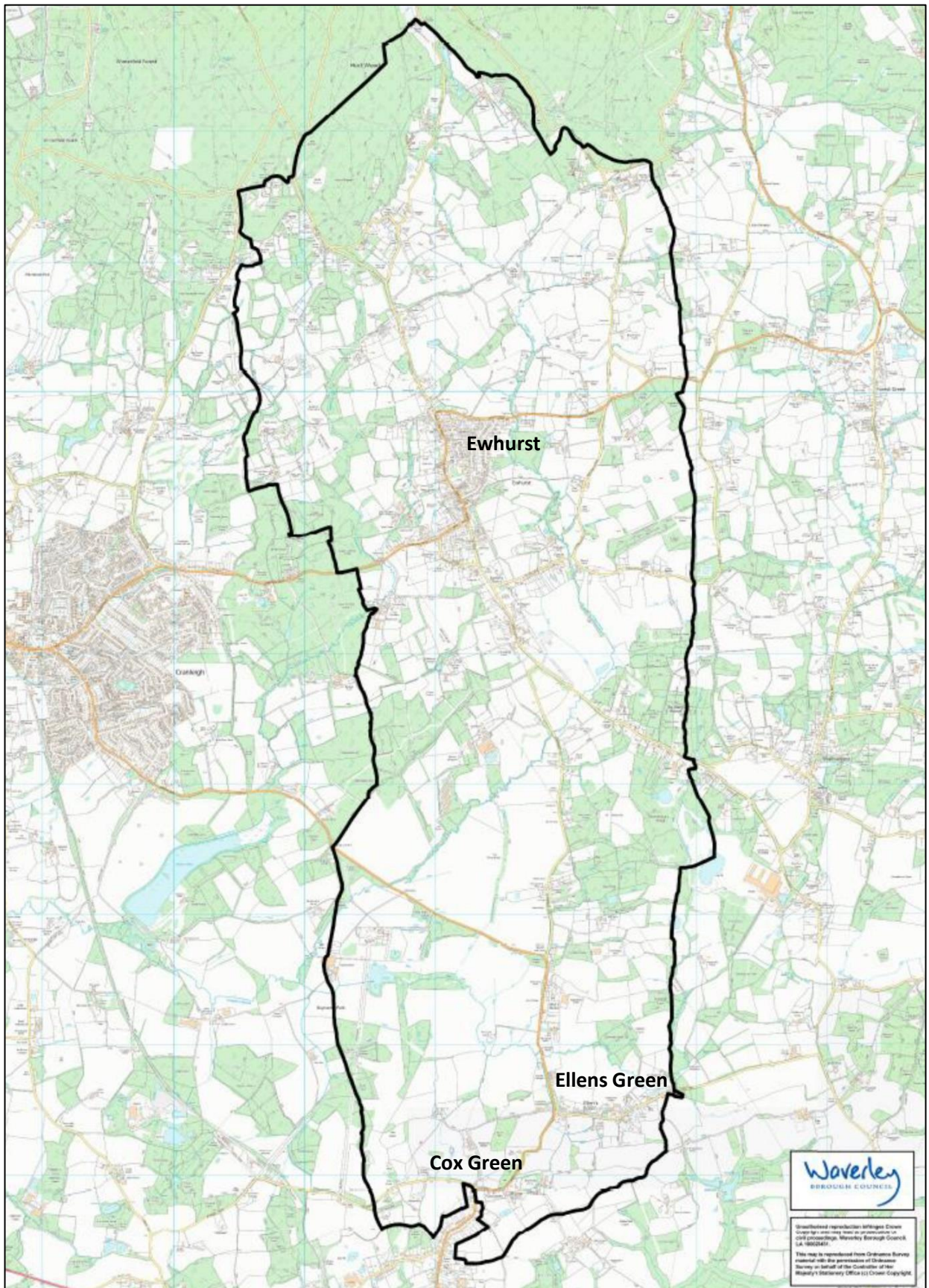


Figure 2.1: Ewhurst and Ellens Green Neighbourhood Plan designated area

## The Planning Policy Context

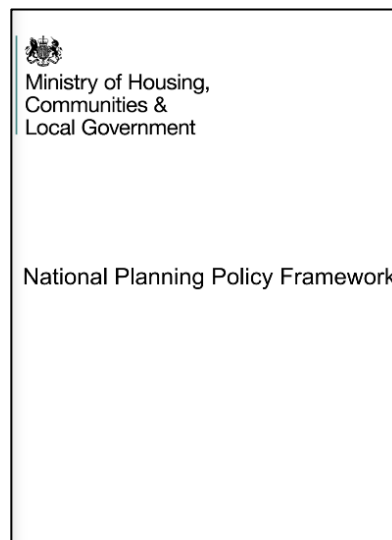
### National Planning Policy

2.7 The Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF), which 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 policies<sup>1</sup>.*

*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”.*



2.8 The Plan has been prepared in accordance with the most recently revised NPPF, dated July 2021.

### Local Planning Policy

2.9 The 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 2018<sup>2</sup>
- The retained saved policies of the Local Plan 2002<sup>3</sup>
- Surrey Minerals Plan Core Strategy and Primary Aggregates Development Plan Documents (DPDs), adopted by Surrey County Council in July 2011
- Surrey Waste Local Plan 2019-2033, adopted by Surrey County Council in December 2020
- Aggregates Recycling Joint DPD, adopted February 2013



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

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

<sup>2</sup> [LPP1](#)

<sup>3</sup> [Local Plan 2002](#)

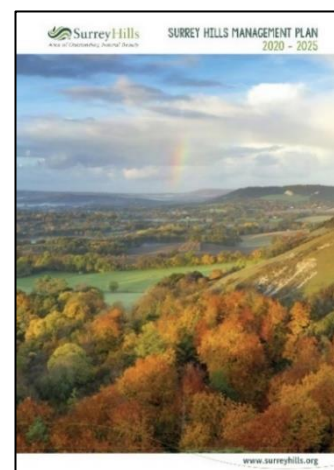


adopted, together with LPP1, it will replace the 2002 Local Plan. LPP1 specifies the overall spatial strategy for development and growth in Waverley, and allocated strategic sites. LPP2 will provide the more detailed 'Development Management', and will allocate sites needed for housing or other uses in certain areas of Waverley. The Pre-submission consultation on the LPP2 ran from November 2020 to January 2021. It is anticipated that adoption of LPP2 may be possible in January/February 2022<sup>4</sup>. The emerging content of LPP2 has therefore informed the preparation of the Neighbourhood Plan.

- 2.11 LPP1 seeks to deliver at least 11,210 net additional homes across the Borough in the period from 2013 to 2032 (equivalent to at least 590 dwellings a year). The village of Ewhurst, classified as a 'small village' has been allocated a minimum number of 100 homes to contribute towards this total. This is in addition to any windfall sites. The Neighbourhood Plan is not seeking to allocate housing sites, however, because the housing allocation of a minimum 100 homes has been met through completions and outstanding planning permissions (a total of 140 houses have been delivered/committed to 1 April 2021). This has been discussed and agreed with WBC and further detail on this is provided in Appendix A.

### Surrey Hills Area of Outstanding Natural Beauty

- 2.12 Most of the northern third of the Parish – north of Wykehurst Lane and Ockley Road, including some of the houses along Shere Road - sits within the Surrey Hills Area of Outstanding Natural Beauty (AONB). This area is also Green Belt land. Much of the remainder of the countryside area of the Parish – excluding the settlement boundary of Ewhurst village, and areas to the east and west of the village - is classified as being within an Area of Great Landscape Value. The policies maps in Section 12 illustrate this.



- 2.13 The Surrey Hills Management Plan 2020-2025<sup>5</sup> has been adopted by those local authorities with designated AONB land within their boundaries. Its policies 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<sup>6</sup>.

## Community engagement

- 2.14 The Plan has taken many years to complete. The original Steering Committee undertook a great deal of work in engaging the community and building an evidence base on a range of topics. Their work on the Plan is greatly appreciated. Between 2017 and 2019, however, the make-up of the Steering Committee changed and work at this point focussed predominantly on exploring potential sites, which had been envisaged at that time. Whilst a Pre-Submission Version Neighbourhood Plan was developed and consulted on in 2019, it was not considered to be fit for purpose. An independent health check of the document was organised, which set out recommendations about how to progress the Plan. This culminated in the Parish Council setting

<sup>4</sup> [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](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

<sup>5</sup> [Surrey-Hills-Management-Plan-Web-72-SP-1.pdf \(kinstacdn.com\)](https://www.surreyhills.org/wp-content/uploads/2014/12/Building-Design-Guide-into-the-Surrey-Hills1.pdf)

<sup>6</sup> <https://www.surreyhills.org/wp-content/uploads/2014/12/Building-Design-Guide-into-the-Surrey-Hills1.pdf>

up a new group to review the work and evidence to date and to prepare a new Plan. This Plan would build predominantly on the work undertaken by the original Steering Committee, with further research to support this where necessary. A new Pre-Submission Version Plan was consulted on in 2021; this received much support and all comments were carefully considered.

2.15 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 and actions may impact on these areas. Evidence documents are referenced in Section 14 of this Plan. A high-level summary of the Plan process is shown in the table below. Further details are set out in the Consultation Statement which was presented alongside the Submission Version Neighbourhood Plan document.

<b>Date</b>	<b>Milestone</b>	<b>Key activities</b>
2014	Parish Council decides to undertake a neighbourhood plan	<ul style="list-style-type: none"> <li>• Neighbourhood Area designated</li> <li>• Neighbourhood Plan Steering Committee formed from across Parish</li> <li>• Public launch events</li> </ul>
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"> <li>• Working Groups established</li> <li>• Parish Survey delivered to all households</li> <li>• Targeted questionnaire undertaken – businesses, young persons</li> </ul>
2016	Scoping potential development sites Working Groups continue work on the evidence base	<ul style="list-style-type: none"> <li>• Site identification and availability exercise/ landowner meetings</li> <li>• Regular community updates (website) and Parish newsletters</li> <li>• Public meeting to explain approach to site selection/allocation</li> </ul>
2017	Consultants employed to assess sites for potential allocation in draft Plan	<ul style="list-style-type: none"> <li>• Community consultation on criteria for site selection/allocation and housing development</li> </ul>
2018	Site assessments completed and development of 1 <sup>st</sup> draft Plan	
2019	Re-consideration of need for site allocations as sufficient housing numbers delivered Draft Plan (site allocations removed) finalised for Pre-submission (Regulation 14) consultation (1)	<ul style="list-style-type: none"> <li>• Parish Council decides draft Plan will no longer include site allocations</li> <li>• Formal Pre-submission (Regulation 14) consultation from 8 July to 1 September 2019</li> </ul>
2020	Health check of the Pre-Submission Version Plan by consultants in light of consultation responses	<ul style="list-style-type: none"> <li>• Recommendations on how to proceed are provided</li> </ul>
2021 2022	Updating the Plan based on extensive comments received Reviewing status of the SEA Screening based on amended Plan Finalising Submission Version Plan for submission to WBC, Examination and Referendum	<ul style="list-style-type: none"> <li>• Pre-Submission (Regulation 14) consultation (2) to run from 19 April to 31 May 2021</li> <li>• Submission Version Plan submitted, with supporting document, to WBC.</li> <li>• Examination and Referendum.</li> </ul>



## **Sustainability of the Neighbourhood Plan**

- 2.16 The Neighbourhood Plan has been screened to ascertain whether a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA) is required.
- 2.17 The screening document was subject to consultation with Historic England, Natural England and the Environment Agency.
- 2.18 It was determined, in May 2021, that the Neighbourhood Plan is unlikely to result in significant environmental effects and therefore it does not require an SEA or HRA.
- 2.19 A copy of the Screening Determination Statement is contained in the Evidence Base.

### 3. ABOUT EWHURST AND ELLENS GREEN PARISH

3.1. The name Ewhurst derives from the Old English 'hyrst', meaning 'wooded-hill', and 'iw' meaning 'yew tree'. In the book, *Natural History and Antiquities of the County of Surrey*, published in 1719, the antiquarian, John Aubrey notes "*the vast quantities of yew trees that formerly abounded here*". The first recorded spelling is "luherst" in 1179. However, the name is also popularly (but incorrectly) believed to have derived from the word ewe, for a female sheep, and the village sign shows a both a ewe-sheep and a yew tree. The sign was erected to commemorate the Coronation of Queen Elizabeth II and also incorporates the Royal Insignia and the date 1953.



*The village sign, incorporating the ewe-sheep and Yew tree*

3.2. The Parish covers an area of approximately 5,400 acres and is predominantly rural in nature. The northern third, including the tip of Ewhurst village, is within designated Green Belt land. This area also lies within the Surrey Hills AONB. The majority of the remainder of the rural part of the Parish - excluding areas both within the Settlement Boundary of Ewhurst village and areas to the east and west of the village (as shown on the Policies Map) - is classified as an Area of Great Landscape Value (AGLV). Overlooking the village, Pitch Hill stands out from the Greensand escarpment with commanding views over the Weald towards the South Downs. Extending northwards is the Hurtwood, a large area of woodland and common land forming part of the Surrey Hills AONB. Much of the Parish, however, is on the Weald Clay, and in ancient times was a vast forest; it is still one of the most densely wooded areas of Britain today, with many pockets of ancient woodland remaining.

3.3. The principal settlement in the Parish is the village of Ewhurst, bordered to the north by the B2127 as it runs to the east. Ewhurst is the only settlement in the Parish with a defined Settlement Boundary. The Parish also includes the smaller settlements of Ellens Green and Cox Green, near the border with West Sussex.



*Trees – including ancient woodland – are prominent features of the Parish*

3.4. The Parish's population in 2011 was recorded as 2,480 people, although a proportion of these (330) were living in communal establishments (mainly residential schools in term time and also, to a lesser degree, in care homes). There were 1,010 dwellings recorded, however only 923 of these had a usual resident. Therefore, the population at this time is considered to be 2,150 people living in 923 dwellings. Most of the dwellings are located within the built up

area of Ewhurst (767), with the remainder split between Ewhurst rural area (119) and Ellens Green (124).

- 3.5. The Parish is long and fairly narrow in shape, extending approximately seven miles north-to-south and between two and two-and-a-half miles east to west. It is located to the extreme east of Waverley Borough, bordering Mole Valley to the east, Guildford to the north and West Sussex to the south, as shown in Figure 3.1. The nearest larger settlements are Guildford to the north-west, Horsham to the south-east and Dorking to the north-east. Each are important to the residents of the Parish, for leisure and work opportunities as well as providing the closest rail links. Cranleigh village lies two miles to the west.



Figure 3.1: Map showing location of the Parish

- 3.6. The parish has a strong agricultural base and today still, farming continues to be an important economic driver. Over the last 100 years, most of the development has been in a ribbon along the B2127, with further expansion pushing into the eastern side of the Ewhurst village. A particular feature of this development pattern, which contributes to the local character of Ewhurst village, is that the western side of The Street has seen little development. This has given a feeling of being in the countryside even within the heart of the village. It has also assisted in making the village more easily accessible via the network of footpaths, as referenced in the Conservation Area appraisal.
- 3.7. In the years since the last census in 2011, Ewhurst village has continued to grow, as have the surrounding larger settlements outside the Parish. The proximity of the Parish to nearby larger towns – and indeed London – has led to its attractiveness for commuters. From a transport perspective, the Parish is effectively located in the middle of a “box” of busy main roads between several large towns and the M25 around the south of London. Within the “box” there

are no A-Class roads and only a few B-Class roads, one of which passes through the middle of Ewhurst village. Increasingly in the last few decades, the lanes within the “box” have been used, particularly by HGVs and commuters, as through-routes to avoid known points of congestion on the M25 and surrounding main roads, and in the larger settlements. This situation is being exacerbated by the scale of new development around places like Cranleigh, Horsham and Broadbridge Heath and other towns.

- 3.8. There is an active local community with a thriving village shop, the pub on Bulls Head Green and a range of businesses – including The Old Rectory Nursing Home, the two schools, the Brickworks, Sayers Croft Activity Centre and The Polo Club and stables - as evidenced by the Business Survey. The children of the Parish are able to begin their education at the pre-school, which operates from the village hall, before moving on to the infant school.



*War Memorial in front of the Infant School*

- 3.9. The Parish benefits from a wide range of community and recreational facilities, with over 40 clubs and societies meeting throughout the year. The strength of community spirit is evident in services like EwCare (voluntary social care and support), WeCare (support and care for all Dementia sufferers), LEAP (Ewhurst Local Environmental Action People) and community events including the biannual Ewhurst Carnival and Big Day Out, the annual ‘Secret Gardens’ and the Annual Parish meeting. There are two churches, the Church of England and the Baptist Church, both of which also provide venues for community meetings and entertainment.

- 3.10. The natural rural surroundings are recognised as a valuable asset for flora and fauna and also for leisure and recreational opportunities. The Parish’s location, at the foot of the Surrey Hills AONB, provides many opportunities for walking, cycling (both road and mountain biking), horse riding and other outdoor pursuits. As a consequence, the Parish draws a significant number of weekend visitors.



*Ewhurst Village Hall*



*Ewhurst village centre businesses*



## 4. VISION AND OBJECTIVES

### Challenges and opportunities for the Neighbourhood Plan

4.1 The Neighbourhood Plan seeks to address, as far as possible, the following issues that were identified through the community consultation and the evidence collation:

- House prices in the Parish are high when compared to neighbouring settlements. There is a shortage of smaller (1, 2 and 3-bedrooms) homes suited to the budgets and needs particularly of young families and downsizers. The shortage of lower cost homes also impacts some local businesses, who report that it can be challenging to find local workers for lower paid roles due to the lack of affordable (market/rental) accommodation locally.
- The Parish benefits from an attractive landscape setting, covered by various statutory designations; this network of green infrastructure should be safeguarded against inappropriate development and maximised for its biodiversity value.
- Responses to both the Parish Survey and the Youth Survey mentioned a series of traffic-related issues, including congestion, speed of traffic, an increasing volume of traffic and heavy good vehicles. Road maintenance was also flagged, for instance potholes. These issues are perhaps exacerbated by the Parish's rural location and inevitable high-car ownership. Whilst the Neighbourhood Plan is restricted in its influence over strategic transport issues, there may be opportunities to encourage more sustainable modes of transport - by foot and cycle - particularly for shorter journeys within the Parish. This may help to ease some of these issues.
- The Parish has a range of important facilities and recreational assets, which provide a valuable local resource. These should be, where possible, be protected.
- A wealth of heritage assets can be found within the Parish, which should be conserved and celebrated. Together with the landscape setting, these contribute to what makes Ewhurst Parish and its settlements special and distinct from neighbouring areas.
- The impacts of climate change should be considered at the local level and, where possible, opportunities to mitigate it should be sought.

### Vision for the Neighbourhood Plan

4.2 In consultation with the community, the vision for Ewhurst and Ellens Green to 2032 is:

**The Parish of Ewhurst and Ellens Green will accommodate necessary development and infrastructure that retains and improves its rich biodiversity and rural environment, and which sustains its community - its people, its facilities and its heritage.**

**In 2032, the Parish will still be predominantly rural and undeveloped, providing an attractive countryside setting for the each of the distinct settlements in the Parish.**

**Ewhurst village will be the focus of a strong, vibrant, healthy and self-sustaining community, and the main location for managed, sustainable development, growth and change. The historic and cultural heritage of the Parish, in both the countryside and the settlements, will be retained and improved.**

## Neighbourhood Plan Objectives

4.3 Some aspects of the vision will be achieved through the application of the LPP1 and emerging LPP2 policies, specifically around safeguarding existing employment and local facilities, and discouraging coalescence between settlements. The proposed objectives of the Neighbourhood Plan are as follows:

<b>Housing</b>
<b>Objective 1:</b> To ensure that new housing provides opportunities to meet locally identified needs – those of older people, those with special housing needs, and homes suited to younger people. In particular there is a need for more affordable homes and smaller homes (in terms of bedroom numbers) to rebalance the overall housing provision.
<b>Design, Local Character and Heritage</b>
<b>Objective 2:</b> To ensure that development within the Parish is of high quality, sustainably designed, and preserves and enhances local character and heritage assets.
<b>Countryside and Natural Environment</b>
<b>Objective 3:</b> To safeguard, maintain and enhance the Parish’s rich biodiversity and network of valued green spaces that contribute to its rural setting.
<b>Community Facilities, Assets and Services</b>
<b>Objective 4:</b> To ensure the continued provision of local facilities, assets and services, which are both important to, and used on a day-to-day basis by, the local community and which play a part in its strength and togetherness.
<b>Pedestrians, Cyclists, Traffic and Transport</b>
<b>Objective 5:</b> To encourage sustainable modes of travel – including by foot and bicycle – within the Parish, which will help to address traffic congestion, volume and speed, and also promote pedestrian safety.

4.4 Sections 5 to 9 of this Plan contain, by topic area, the policies. The table below lists these and indicates which objectives (as above) are being addressed:

Policy number and name	Objective addressed
Policy EEG1: Meeting local housing needs	1
Policy EEG2: Community assets	4
Policy EEG3: Character of development	2
Policy EEG4: Design of development	2
Policy EEG5: Conserving heritage assets	2
Policy EEG6: Local Green Spaces	3
Policy EEG7: Green infrastructure network and delivering biodiversity net gain	3
Policy EEG8: Encouraging sustainable movement	5

## 5. HOUSING

### Policy EEG1: Meeting Local Housing Needs

#### Purpose

- 5.1. The Neighbourhood Plan does not allocate sites for housing but it does seek to ensure that any residential development proposals address local housing needs.
- 5.2. Policy AHN3 of the LPP1 sets out the nature of housing need at a borough level as being housing that is suited to the needs of older people (aged 65 and over), families with children, and people with disabilities. Policy EEG1 supports this and adds additional local detail to it by encouraging proposals that also meet the needs of first time buyers and young person households.

#### Justification

- 5.3. It is important that sufficient residential development is delivered in the Parish, to contribute to both strategic and local needs, and that this addresses local housing needs.

#### Housing numbers

- 5.4. Policy ALH1 of the LPP1 allocates Ewhurst village a minimum of 100 dwellings to be delivered between 2013 and 2032, in addition to windfall development. WBC maintains a record of housing delivery in the borough and the full detail for Ewhurst is contained in Appendix A of this Neighbourhood Plan. It demonstrates that there have been 45 units completed in the period from 1 April 2013 to 1 April 2021 and a further 95 outstanding commitments. This totals 140 units, which is 40% higher than the minimum allocation. It is for this reason, that the Neighbourhood Plan does not seek to allocate sites at this time, an approach which has been discussed and agreed with WBC.

#### Housing mix

- 5.5. Turning to the types of homes required, at the strategic level, the West Surrey Strategic Housing Market Assessment (SHMA) provides data on likely housing needs across the region as a whole. Its findings are reflected in Policy AHN1 of the LPP1, which states a particular need to deliver housing that will meet the needs of older people (aged 65 and over), families with children, and people with disabilities. It also states that proposals for new housing should make provision for an appropriate range of different types and sizes of housing to meet the needs of the local community. It is useful, therefore, to consider what this means for the community of Ewhurst Ellen Green Parish.

#### What is the view of the local community?

- 5.6. The views of residents and business owners were collected through the Parish Survey, the Youth Survey and the Business (employers) Survey. The findings chimed with the West Surrey SHMA, in highlighting a need for homes suited to older people (wishing to downsize) and younger people (stepping on the housing ladder for the first time). The findings also emphasised a need for lower cost homes. From a business perspective, for instance, some employers reported that it was a challenge to source local workers for lower paid jobs, due to the lack of lower cost housing available locally. Younger people too were concerned that they might never be able to enter the local housing market because of the high cost of local housing and the poor availability

locally of small houses for sale or rent. This would mean that would be left with no option but to relocate, potentially away from family and friends and the support network that offers.

**How is the current housing stock comprised?**

- 5.7. The 2011 Census revealed that the majority of homes in the Parish at that time were on the larger size, with 58% being detached, compared to 42% across Waverley; and 72% having three or more bedrooms, compared to 66% across Waverley. Homes with 4+ bedrooms in the Parish accounted for 45% of the market homes stock in 2011, compared with 39% in Waverley borough, and a similar high proportion occurred in new market homes built in the Parish between 2002 and 2014. Whilst this data is fairly old, recent house price data continues to reflect this predominance of larger, more expensive properties: the majority of sales in Ewhurst village during the year 2020 to 2021 were detached properties, selling for an average price of £1,160,037. Terraced properties sold for an average of £390,050, with semi-detached properties fetching £513,750. This puts the average house price in the Parish at £861,874, a rise of 24% since 2019. The average house price in nearby Cranleigh was £543,792 for the same period<sup>7</sup>.
- 5.8. A consideration of the types and sizes of homes built/planned in the Parish since the 2011 Census is also helpful in understanding to what extent homes suited to first time buyers and younger person households – and at a lower cost – are being delivered. The three largest developments and their contribution to the housing mix is shown in Figure 5.1. A record of the housing delivered in the Parish between 1 April 2013 and 1 April 2021 (including smaller sites) is included in Appendix A.

Development	1-bed	2-bed	3-bed	4+`bed	Total
Backward Point: Market homes	1	6	15	7	<b>29</b>
Backward Point: Affordable homes	5	7	0	0	<b>12</b>
Chanrossa: Market homes	0	1	4	7	<b>12</b>
Chanrossa: Affordable homes	3	1	2	0	<b>6</b>
Firethorn: Market homes	0	0	19	15	<b>34</b>
Firethorn: Affordable homes	0	15	0	0	<b>15</b>

Figure 5.1: Summary of major developments in the Parish

- 5.9. The average number of affordable homes delivered across the three sites in Figure 5.1 is 30%, which is in line with WBC policy - although that is not to say that these homes are ‘truly affordable’, as the prevailing housing cost is at such a high level. Affordability is something that the introduction of First Homes may help to address. The number of market homes delivered/planned to date have a mix substantially skewed towards the upper end of bedroom numbers across the three sites shown here. The average number of 4+ bedroom market homes

<sup>7</sup> [www.rightmove.co.uk](http://www.rightmove.co.uk)



is close to 40% of the total. This is out of keeping with the identified local housing needs and also out of proportion when compared to WBC's strategic needs. It indicates that the imbalance in provision of lower cost and smaller properties (in terms of bedroom size) has not been adequately addressed.

**What mix of housing is needed?**

- 5.10. The community and business survey findings, in parallel with other data, was analysed in order to develop the 2016 Housing Numbers, Mix and Tenure Report. This report reinforce the position that the current mix of housing locally and its affordability is not meeting local needs. It demonstrates a need to ensure that any future development in Ewhurst Parish is tilted away from larger (4+ bedroom) dwellings towards those with 3-bedrooms or fewer. This would help to address the imbalances in the Parish housing stock.
- 5.11. Notwithstanding that the Parish has more than met, in figurative terms, the total current local plan requirements for housing, it is nowhere near meeting local needs on any size of site. The Plan therefore would be supportive of the development of a small number of smaller (in terms of number of bedrooms) and lower cost housing on suitable, small sites within the settlement boundary.
- 5.12. An additional tool that can help to assist people in accessing the housing ladder is self-build and this is supported by the Neighbourhood Plan. Furthermore there may be scope to consider whether a Community Land Trust might assist in identifying sites that the community would have greater influence over in terms of what is constructed. This was an idea raised within the engagement and is included in Section 11 as something for the Parish to consider pursuing.
- 5.13. The local Housing Numbers, Mix and Tenure Report will be updated periodically to enable up-to-date information at the Parish level to be available to those preparing planning proposals.

**POLICY EEG1: MEETING LOCAL HOUSING NEEDS**

**Other than in development designed to meet an identified specialist housing need, and where development is justified, the mix of housing sizes, types and tenures in proposed development should assist in meeting the needs identified in the most recently available West Surrey Strategic Housing Market Assessment, the Ewhurst Parish Survey and the Ewhurst Housing Numbers, Mix and Tenure Report. In particular, proposals that deliver one, two and three bedroom dwellings at lower to median financial cost or rent will be particularly supported within the neighbourhood area.**

**Subject to the other policies of this plan, proposals for community-led housing projects including self-build and co-operative housing will be supported.**

Conformity reference: NP Objective: 1; Local Plan (2002): RD1; LPP1: ALH1; AHN2, AHN3; LPP2: DM36; NPPF: 61, 62, 65

## 6. COMMUNITY FACILITIES

### Policy EEG2: Community Assets

#### Purpose

- 6.1. The community facilities within the Parish provide an important resource for its residents, both old and young. They enable a range of activities and services to be run, which are important for people's wellbeing and day-to-day needs. Whilst Policy ICS1 of the LPP1 seeks to resist the loss of key services and facilities generally, Policy EEG2 provides additional local detail by safeguarding those facilities that have been identified or nominated for designation as Community Assets and which are therefore felt to be particularly important to the local community.

#### Justification

- 6.2. A wide range of community, social, recreational and sport facilities is available within the Parish; virtually all of these are located at the northern end of the Parish, in and around Ewhurst village,



*Playground at the recreation ground*

and are well-connected to the footpath network. There is strong community support for the safeguarding these assets that are important to the community<sup>8</sup>.

- 6.3. Facilities include the six-acre recreation ground, providing open space, tennis courts, changing facilities, and meeting space. The site is used by adult and children's football teams. The recreation ground also houses a large children's playground, which was partly funded by the community. Other local facilities include the cricket field, which is also used by a local stoolball team. The Ewhurst village bowls club has an active membership and facilities for indoor bowls.

- 6.4. The village hall is owned by the Parish Council and hosts the Rainbows End Pre-School group on weekdays as well as amateur dramatic productions and other events throughout the year. There are capacity constraints, relating to the main hall and toilets, therefore improvements would be welcomed, although the site is constrained. There may be an opportunity to identify an alternative site in the future and improving the Village Hall is included as an action in Section 11 of this plan.



*Ewhurst Baptist Church*

<sup>8</sup> Ewhurst and Ellens Green Neighbourhood Plan Residents Survey, November 2015. [https://www.ewhurstellensgreen-pc.gov.uk/uploads/1/1/5/2/115240781/ewhurst\\_ellens\\_green\\_np\\_residents\\_survey\\_2015.pdf](https://www.ewhurstellensgreen-pc.gov.uk/uploads/1/1/5/2/115240781/ewhurst_ellens_green_np_residents_survey_2015.pdf)

6.5. The Baptist Church is used by several societies for meetings and for children and elderly person clubs. St. Peter and Pauls Church has the Wilson Room, which is used by some societies and a toddler group. The Old Rectory Nursing Home also hosts charity events. The School has its own after-school club building (and a small swimming pool), which the local community helped to fund.



*The Polo Club*

6.6. The privately owned Ewhurst Polo club (located to the south of Ewhurst village) contributes to community life by hosting events for charity and various music festivals. The Glebe Centre building (operated by the Parish Council) in Ewhurst village is valued particularly by the older residents of Ewhurst village and sees regular use as a meeting space. Sayers Croft Activity Centre provides a further important community asset, with wider geographic appeal.

6.7. Further south, the Ellens Green Memorial Hall, operated by a local Trust, is a thriving hub hosting a number of activities and clubs. The cricket club at Ewhurst Green is well-used and has use of a fine pavilion building.

6.8. There are two facilities that are felt to be particularly significant in terms of what they offer to the community and which are not owned either by the Parish Council or a Trust or similar, and therefore could be threatened in the future:

- The Bulls Head Public House has been designated by Waverley Borough Council as an Asset of Community Value (ACV/3961) and provides a facility for social interaction.
- The Village Store has been identified as a valuable resource for the local community.



*The Bulls Head*



*The Village Store*

6.9. Policy EEG2 recognises these two important assets and safeguards them against loss, with an associated action being to seek to designate the Village Store as an Asset of Community Value.

6.10. This is not to suggest that the other community and leisure facilities are not important, however Policies ICS1, LRC1 and TCS3 of the LPP1 already resists the loss of key services and facilities, including sports and recreational facilities. Where a development proposal would result in the loss of one of these assets, the application should be supported by:

- A viability report, prepared by a relevant professional, including financial accounts and marketing information, illustrating that efforts to promote, improve, and market the facility/property, for sale or rent, at a reasonable value which reflects the existing use and condition of the building (a minimum of two independent valuations of the building will normally be required) have not been successful, and the use is no longer viable;
- such information should also include: the history of previous uses and period/s of vacancy of the property; details of agent/s used; copies of brochures, advertisements, and dates (showing that the property has been marketed at both local and regional level); records of the response and interest shown; and any offers received with reasons for being rejected;
- the marketing of the property and the accompanying information should cover a sustained period of at least 18 months before any planning application is submitted;
- review of the submitted information may be required by an independent consultant and it is expected that the applicant will cover the cost of this.

#### **POLICY EEG2: IMPORTANT COMMUNITY FACILITIES**

**1. Proposals that would result in the loss of all or part of the following important community facilities – The Bulls Head and The Village Store - shown on the Policies Map, will not be supported unless it can be demonstrated that:**

- a. Suitable and/or comparable alternative provision is available within the locality;**
- b. For commercial uses, it is:**
  - i. not viable, or unlikely to become commercially viable, to operate the number of existing services/facilities within the locality;**
  - ii. it has been the subject of appropriate marketing for a period of at least 18 months and consideration has been given to other alternative commercial uses; and**

**2. Proposals to upgrade or expand these facilities – in order to enable either their continued operation or for an alternative community use - will be supported subject to the following criteria:**

- a. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
- b. the proposal would not have significant unacceptable impacts upon the local road network; and**
- c. the proposal would respect the historic importance and integrity of the buildings.**

Conformity Reference: NP Objective: 4; Local Plan (2002): n/a; LPP1: ICS1, LRC1, TCS3; NPPF: 92, 93



## 7. CHARACTER, HERITAGE AND DESIGN

### Policy EEG3: Character of development

#### Purpose

- 7.1 This policy seeks to conserve and enhance the distinctive local character of the Parish so that its significance may be better understood and appreciated. It is the built and natural assets of the Parish that make the area special.



*Pitch Hill*

#### Justification

- 7.2 Both the underlying geology and landscape, coupled with the activities of past generations of people and development, have created the natural and built features that give the Parish its distinctive identity today.

- 7.3 From a landscape perspective, the northern third of the Parish is located within the Surrey Hills AONB, coinciding with the Green Belt designation. The majority of the remaining rural part of the Parish is designated as Area of Great Landscape Value (AGLV). Collectively, these designations acknowledge and protect the rural openness of the landscape and play an important role in separating the Parish's settlements from one another and from those nearby. The Surrey Hills Management Plan<sup>9</sup> and the Surrey Hills AGLV Review<sup>10</sup> set out recommendations about how this special landscape should be conserved and managed.

- 7.4 Furthermore, the Surrey Landscape Character Assessment<sup>11</sup> describes the northern tip of the Parish as being located within the 'Wooded Greensand Hills' landscape character area (GW2)



*The view from Pitch Hill*

while the southern part of the Parish is located within the Wooded Low Weald Character Areas (WW6, WW8 and WW9)<sup>12</sup>. The document provides useful information for those seeking to develop within the parish, emphasising the need to integrate any future development within these landscapes by retaining hedgerows and trees of merit, thereby enhancing and reflecting the characteristics of the surrounding countryside.

<sup>9</sup> <https://www.surreyhills.org/wp-content/uploads/2019/12/Surrey-Hills-Management-Plan-Web-72-SP.pdf>

<sup>10</sup> [Surrey Hills AGLV Review compressed.pdf \(waverley.gov.uk\)](#)

<sup>11</sup> [Landscape Character Assessment - Surrey County Council \(surreycc.gov.uk\)](#)

<sup>12</sup> [Surrey-LCA-2015-WAVERLEY-Report.pdf \(surreycc.gov.uk\)](#)

7.5 From a built landscape perspective, there are many timber-framed houses and barns dispersed throughout the Parish, reflecting the scattered nature of the original, largely agricultural settlement. Most of these date from the 16th and 17th centuries, although many of those that have survived have since been enlarged and modernised.



*Timber framed barn*

7.6 Ewhurst village remained a small and relatively isolated community until the late 19th century, when improved communications and a growing appreciation of the beauty of the wild Surrey countryside encouraged many wealthy businessmen



*Distinctive architecture on Pitch Hill*

and artistic people to move into the area. The slopes of Pitch Hill in particular have a number of architecturally significant large homes and gardens, including some in the Arts and Crafts style and restorations/ extensions to some of the old timber frame houses.

7.7 Many of the late Victorian and Edwardian terraces and semis and other individual houses on the lower half of The Street in Ewhurst village

were built on former farmland and on Church “glebeland” and predate the plotland development around Ewhurst Green and along Gadbridge Lane, Plough Lane and Cranleigh Road. Most of these, including the existing shop and those houses which were once the local telephone exchange and later post office, were built using local bricks and tiles. Part of the village is recognised by way of a Conservation Area designation, as shown on the Policies Map.



*Brick and tile features incorporated into newer developments*

7.8 In fact there are two Conservation Areas in the Parish – The Ewhurst Conservation Area<sup>13</sup> includes the small green at the north end of the village, extending south along The Street as far as the burial ground on the east and (but not including) Broomers Lane on the west; and the Ewhurst Green Conservation Area<sup>14</sup> covers much of the smaller settlement to of Ewhurst Green, further south. Conservation Area

<sup>13</sup> [https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/heritage-and-trees/Heritage/Ewhurst Conservation Area Appraisal.pdf?ver=b7UC20iVHlwX7GLgoTLadA%3d%3d](https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/heritage-and-trees/Heritage/Ewhurst%20Conservation%20Area%20Appraisal.pdf?ver=b7UC20iVHlwX7GLgoTLadA%3d%3d)

<sup>14</sup> [https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/heritage-and-trees/Heritage/Ewhurst Green Conservation Area Appraisal.pdf?ver=zQn28Pmh4b9dBn2L9v0CwQ%3d%3d](https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/heritage-and-trees/Heritage/Ewhurst%20Green%20Conservation%20Area%20Appraisal.pdf?ver=zQn28Pmh4b9dBn2L9v0CwQ%3d%3d)

Appraisals have been prepared for both and these contain guidance on their conservation and management, which should be adhered to.

- 7.9 From the mid to late 20th Century, development took place on the east side of The Street, including Downshurst Road, Mapledrakes Road, and Larkfield. This has widened the width of the built-up area of the village and has introduced an almost suburban feel and character to these parts of the village.



*More modern developments, e.g. Mapledrakes Road*

- 7.10 There are three areas of the parish in particular, that fall outside the Conservation Areas, but which are considered to have a distinctive character of their own. These are described below and shown in Figures 7.1 to 7.4. Further background detail on the character of the Parish can be found in Appendix B.

## Local Character Areas

### Pitch Hill



Pitch Hill, extending south to the cross roads at Coneyhurst Lane and Shere Road, is a dramatic summit atop a narrow sandstone spur that affords breathtaking views over the village of Ewhurst, as well as the Weald and the South Downs.

The southern slopes of Pitch Hill are notable both locally and nationally for a number of historic and heritage reasons. It is the area in which during the 19th Century and the early part of the 20th Century several famous citizens – businessmen, industrialists entrepreneurs, politicians and military men established their country residences away from London, such as pottery magnate Sir Henry Doulton at Woolpits, ink manufacturer Michael Stephens at Coverwood and engineer Sir Dugald Clerk at Lukyns.



Many of the houses were designed by well-known architects such as Philip Webb and Christopher Turnor, some in the arts and crafts style. The hillside position looking south across the Weald and Ewhurst Village also made it a popular location for several notable Victorian and Edwardian artists to set up residence and to have their studios, such as Leonard Campbell Taylor and George William Mote. Finally many of the houses established in the area were surrounded by beautiful landscape gardens, some of which are still lovingly maintained by their current owners.

Notable listed buildings include Marylands, The Windmill and Copse Hill. This latter building was designed by the architect Christopher Turnor in 1905. With its wide sweeping eaves, balconies and shuttered windows, Copse Hill has the feel of a Mediterranean villa. During the Second World War the artist Leonard Campbell Taylor lived in the attached cottage and Copse Hill features in his 1942 painting 'The Letter' and also 'The White Drawing Room', 1943.



Newer properties are noted for their innovative designs, taking account of the topography of the area and each displaying architectural merit, with many incorporating sustainable features, in keeping with the location within the AONB.

Whilst the area is within the AONB, this designation recognises the landscape quality of the area. Pitch Hill is too extensive to qualify as a Conservation Area, however its historic and heritage significance and special environmental qualities merit recognition, preservation and protection from inappropriate change.



*Example of a newer home in Pitch Hill (not yet constructed)<sup>15</sup> - Its design, nominated at the 2017 World Architecture Festival, in the House: Projects category, is described by architect James Burrell as "a flowing concrete structure". He comments, "The building generates a fluid interaction with the landscape, with large glazed areas reflecting the natural setting and framing the views of the beautiful surrounding Surrey countryside."*

<sup>15</sup> Source: Primelocation.com

### Ellens Green

The small green is the remnant of what was once a larger, irregular green and has several listed buildings of historical interest surrounding it. Collectively these are considered to be worthy of identifying as a Local Character Area. These include Corner Cottage, which stands on the site of the former toll cottage for travellers on the turnpike road, Ellens Green School House, the former Victorian school dating from c.1870 and House on the Green, formerly Ellens Green Mission Hall built by the Rev John Barlow in memory of his brother Francis and his wife and son.



### Gadbridge Lane

Gadbridge Lane is located on the edge of the settlement, just outside Ewhurst Green Conservation Area. It is a rural, windy, narrow lane with roadside conservation verges, large native hedging, no pavements or street lighting and little street furniture. In former times residents would have been authorised to graze their animals on Ewhurst Green and to collect firewood. Gadbridge Farm and Bildens, two small timber framed seventeenth century farmsteads, epitomise the rural plotland character and appearance of this historic landscape and the relationship of self sufficiency and community. Parts of Gadbridge Lane have been identified by the Surrey Road Verge Habitat Action Plan (part of the Surrey Biodiversity Action Plan) – as providing nature-rich verges, which act as wildlife corridors for both fauna and flora. They should be retained and enhanced to encourage biodiversity in a way which best balances the competing interests of conservation and road safety.





7.11 Policy EEG3 seeks to conserve and, where possible enhance the local character of the Parish.

**POLICY EEG3: CHARACTER OF DEVELOPMENT**

- 1. Development proposals should conserve and enhance the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value, following the relevant guidance contained within the National Design Guide, the Surrey Hills *Management Plan*, the *Surrey Hills Building Design into the Surrey Hills, the Area of Great Landscape Value (AGLV) Review and the Ewhurst and Ewhurst Green Conservation Area Appraisals*.**
- 2. Development should, where practical, enhance the local character and vernacular of the area, reflecting architectural variety found locally and using materials that are in keeping with those used in existing buildings in the immediate locality. This will help to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported; this should demonstrably enhance the quality of the built form in a Conservation or Local Character Area where relevant, as shown on the Policies Map.**
- 3. As appropriate to their scale, nature and location, development proposals should address the guidance contained within the Ewhurst and Ewhurst Green Conservation Area Appraisals, the Surrey Hills Management Plan and Building Design Guide<sup>16</sup>, and the Surrey Hills Area of Great Landscape Value (AGLV) Review where relevant.**

Conformity reference: NP Objective: 2; Local Plan (2002): HE1, H3, HE8, HE10, HE12; LPP1: HA1, RE3; LPP2: DM4, DM21; NPPF: 126, 127, 128, 129, 130, 189, 190

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<sup>16</sup> <https://www.surreyhills.org/wp-content/uploads/2014/12/Building-Design-Guide-into-the-Surrey-Hills1.pdf>

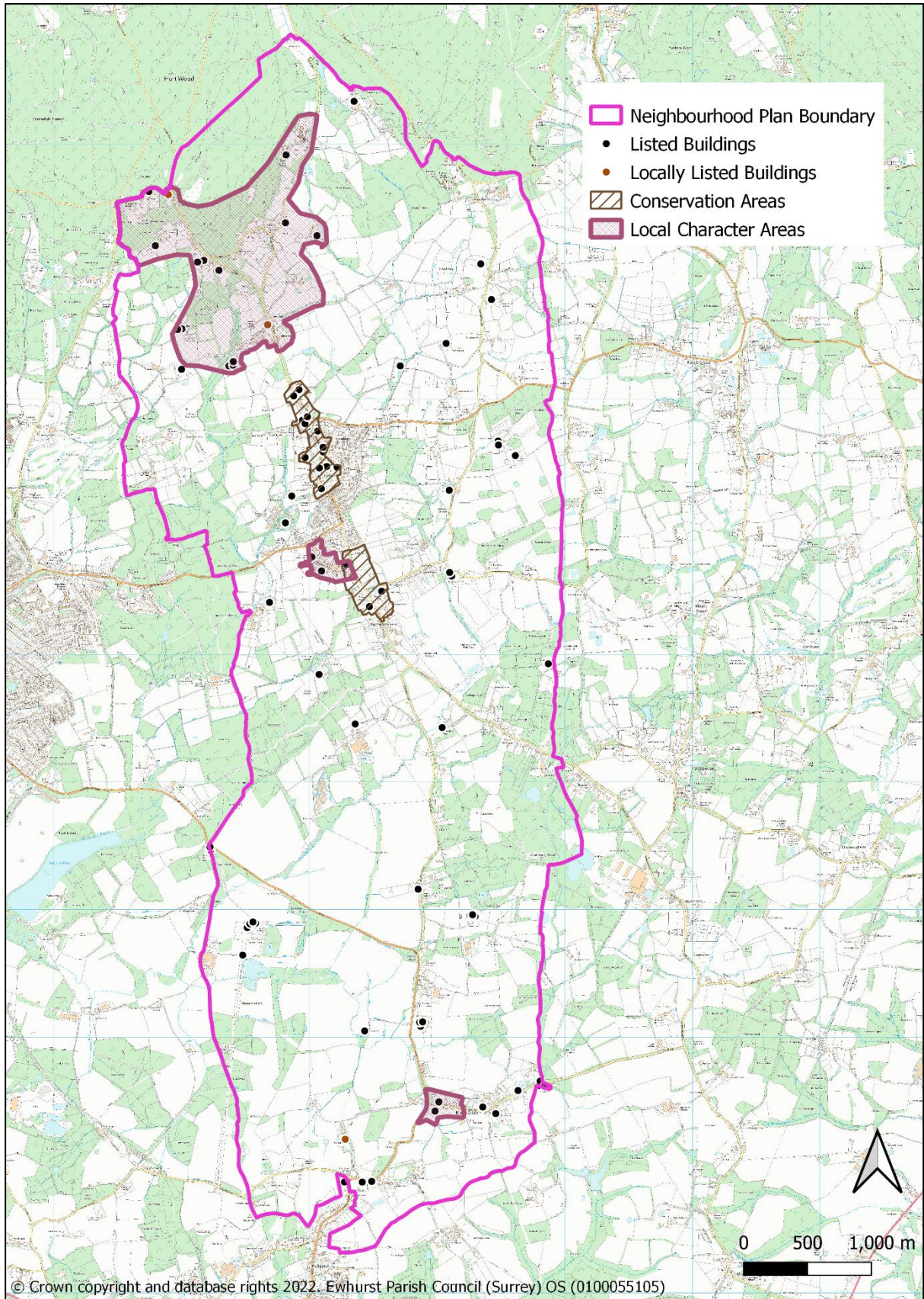


Figure 7.1 – Map showing listed buildings, non-designated heritage assets, Conservation Areas and Local Character Areas



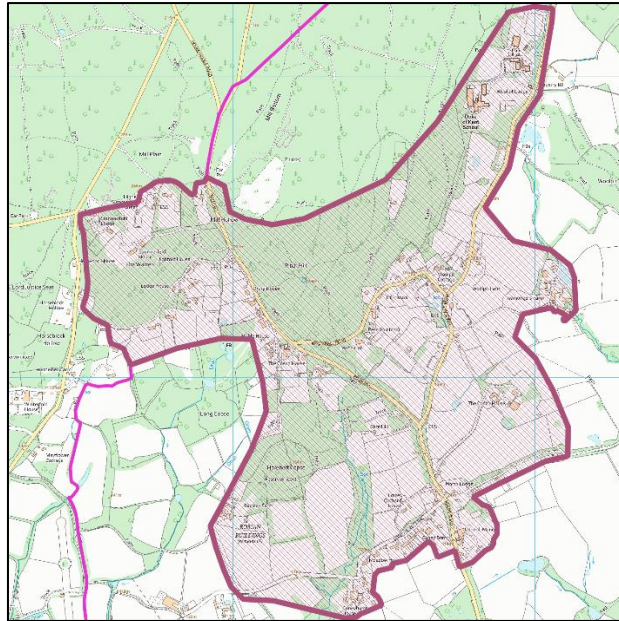


Figure 7.2: Pitch Hill Local Character Area

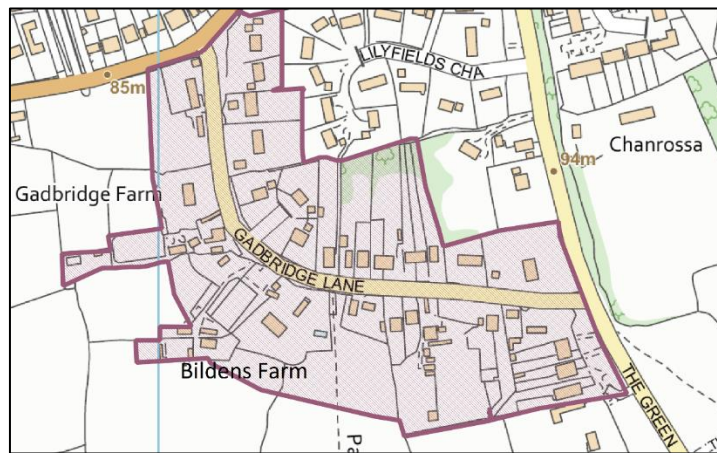


Figure 7.3: Gadbridge Lane Local Character Area

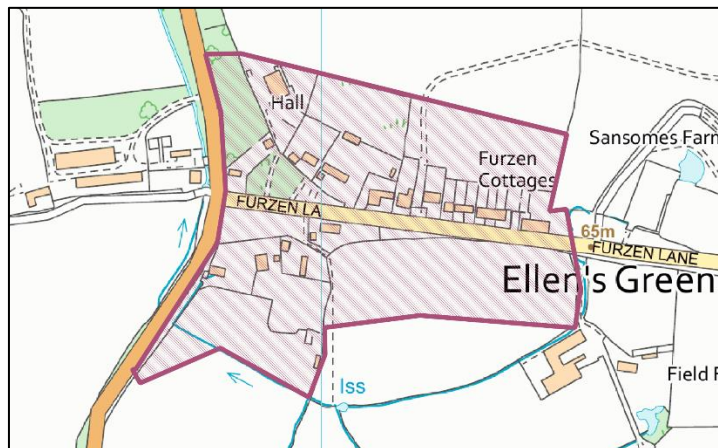


Figure 7.4: Ellens Green Local Character Area

## Policy EEG4: Design of development

### Purpose

7.12 The Neighbourhood Plan requires high-quality design standards that reflect and integrate, without overwhelming, the predominantly rural character of the Parish. Policy EEG4 seeks to reinforce Policies TD1 and CC2 of the LPP1 and expand on them to include criteria on other design features specific to the Parish, which will enable high quality, locally responsive design that is in keeping with its landscape and townscape character and context. It should improve the amenity and functionality of the built environment.

### Justification

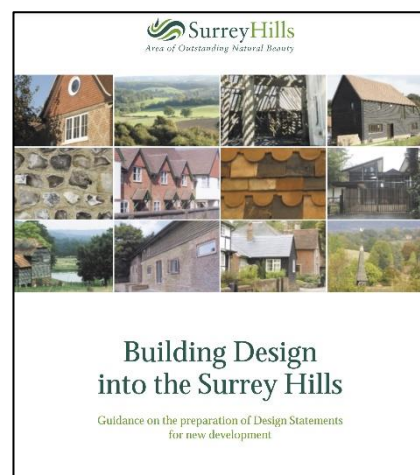
7.13 Good quality housing design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods.

7.14 In October 2019, a new National Design Guide was published, forming part of the Government's collection of Planning Practice Guidance. It forms a material consideration in the decision-making process, particularly in the absence of local design guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate. The National Design Code draft, published in July 2021, sets out further detail on the ten characteristics.

7.15 The guide Building for a Healthy Life 2020 is the Government-endorsed industry standard for the design of new housing developments. Building for a Healthy Life is a tool for assessing the design quality of homes and neighbourhoods. Its criteria also link to other standards for housing design, including the Housing Quality Indicators (HQI) standards and Secured by Design. It provides a framework that stakeholders should use for development along with other policies contained within this plan for the neighbourhood area to achieve the industry standard's 'Built for a Healthy Life' commendation. Applicants should include detail within their proposal demonstrating how they have considered the Building for a Healthy Life criteria, for instance by applying a traffic lights system, as set out in toolkit<sup>17</sup>. The assessment could form part of the Design and Access Statement.

7.16 When these building standards and guides are updated or superseded, this Neighbourhood Plan should use the updated standards for good quality, well-designed homes and neighbourhoods.

7.17 At a regional level, the Surrey Hills AONB guidance, "Building Design into the Surrey Hills", provides a set of overarching design principles for development proposals located within the AONB. These are also relevant to sites in the AGLV, which is closely linked to and provides an important designation beyond the AONB. The built up area of Ewhurst village (which will



<sup>17</sup> <https://www.designforhomes.org/wp-content/uploads/2020/07/14JULY20-BFL-2020-Brochure.pdf>

attract the majority of development) is bounded (aside from an area to the east and west) by the AONB and AGLV designations; proposals should therefore consider how they have considered and integrated the guidance set out for these designations. At a Parish level, and building on the content of the AONB guidance and Surrey Design Guidance<sup>18</sup>, the following considerations have emerged through the Neighbourhood Plan consultation, which are important to integrate into the design element of proposals:

- **Site context:** Development should be designed in a way that complements the characteristics of the site, for instance in terms of its layout, orientation, the landscape and topography, and surrounding character.
- **Residential amenity:** Proposals should consider the impact on neighbouring properties and land-uses in order to minimise negative impacts associated with, for instance, noise, light pollution and privacy.



*Hedgerows provide natural buffers and privacy between homes; long-range views are retained within developments*

- **Green landscaping:** Frontages to new properties should be predominantly open in nature and separated through the use of soft landscaping, e.g. with small shrubberies and bushes. Alternative boundary treatments such as low walls, picket or post fencing can also be used provided they effectively break up what would otherwise be a harsh frontage and can effectively create a feeling of lower density development. They can also provide camouflaged storage areas, for instance, for bins.
- **Incorporating existing environmental features:** Where possible, existing trees should be retained or, if not possible, with at least two trees of native species. Wildlife-friendly features,

<sup>18</sup> [Design Guide II \(surreycc.gov.uk\)](https://www.surreycc.gov.uk/design-guide-ii)



which can help to enable a net gain in biodiversity – for instance bird boxes, verges, front gardens laid to grass or planting, green walls and roofs – will also be supported.



*Green frontages and features, such as trees and hedges, provide for biodiversity and offer a sense of rurality. They can also disguise areas to contain bins*

- **Well-designed green space:** The provision and positioning of green space within developments - for example through front gardens, green spaces between and fronting on to developments, and trees and shrubs in roadside verges – helps to create a greener, softer look and feel to new development and also habitats for wildlife, while providing a natural and sustainable drainage system.



*Green space within developments and soft verges, especially where this breaks up hard surfacing*

- **Sustainable Design:** Development has an important role to play in contributing to the government’s net zero carbon target, which seeks at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. Furthermore, the Environment Agency has designated the Thames Water region to be ‘seriously water stressed’<sup>19</sup> and Thames Water recommend that water consumption for all types of development should be minimised. Applicants are encouraged to consider how they might integrate the following within their proposals:

<sup>19</sup> <https://www.gov.uk/government/publications/water-stressed-areas-2021-classification>

- ✓ following basic passive environmental design in a fabric first approach;
- ✓ integrating renewable energy systems into new development, including existing and new public buildings;
- ✓ reducing water consumption to meet the standards set out in paragraph 2.8 of Part G2 of the Building Regulations, for instance through rainwater harvesting or grey water systems;
- ✓ promoting sustainable forms of transport through priority systems for pedestrians and cyclists; and
- ✓ on-site energy generation.



*Solar panels can be designed so as not to detract from local character and heritage (source: Historic England)*

- Reducing flood risk: It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.

7.18 Policy EEG4 has a close relationship with Policy EEG3 (Character of Development) of this Plan and where appropriate, developments should take account that policy too.

#### **POLICY EEG4: DESIGN OF DEVELOPMENT**

**Development proposals should incorporate a high quality of design, in accordance with Policy TD1 of the LPP1, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment. Development proposals should demonstrate how they have sought to address the following matters, as they are appropriate to their scale, nature and location:**

- a. Being guided by the principles of Building for a Healthy Life unless alternative principles would otherwise result in a higher quality of design. Development proposals will be supported where they achieve the quality mark.**
- b. The guidance contained within the National Design Guide, Surrey Hills Building Design into the Surrey Hills, and the Ewhurst and Ewhurst Green Conservation Area Appraisals.**
- c. To design layouts of safe and secure dwellings that meet the principles of ‘Secured by Design’ and minimise the likelihood and fear of crime.**

- d. Incorporating the Housing our Ageing Population Panel for Innovation (HAPPI) principles.

**Site context:**

- e. Siting, layout, density, spacing, orientation, and landscaping must respect site characteristics; including its topography, natural features, relationship with immediate surroundings, historic setting, and views into and out of the site;
- f. The scale, form, height, massing, proportions, external appearance, and materials should be compatible with existing buildings, building lines, landscape, treescape, roofscapes, and skylines;
- g. Development should not detract from the unlit environment of the Parish. Security, outside lighting and floodlighting should be designed to be deflected downwards.

**Residential amenity:**

- h. Proposals should not cause significant harm to the amenities of occupiers of neighbouring properties and uses, and should provide adequate residential amenities for future occupiers of the development by ensuring:
- i. That development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity, vehicular movements, or overlooking; and
  - ii. That the built form does not create an unacceptable loss of privacy and overbearing impact, outlook, or daylight and sunlight enjoyed by the occupiers of adjacent/nearby properties, in accordance with the National Design Code<sup>20</sup>; and
  - iii. Provision of sufficient public and private outdoor and recreational space, conforming to those set out in the Waverley Space Standards Topic Paper, 2020<sup>21</sup>; and
  - iv. Car parking and/or servicing should be appropriate to site context and designed and located so as not to cause material harm to the visual amenity and not dominate the street scene and/or public realm.

**Landscaping, biodiversity and open space:**

- i. Preserve and sensitively incorporate existing natural features such as trees and hedgerows within the site, with the aim of delivering a net environmental benefit for local people and wildlife, in accordance with Policy EEG6 (Green Infrastructure and Delivering Biodiversity Net Gain).
- j. Provide wildlife-friendly features, for instance hedgehog holes in new residential fencing and bird and bat nesting boxes.
- k. Incorporate open space that is:
- i. in usable parcels of land and not fragmented
  - ii. safe, easily accessible and not severed by any physical barrier
  - iii. accessible to the general public
  - iv. creates a safe environment considering lighting and layout
  - v. complemented by soft landscaping

<sup>20</sup> [National Model Design Code: Part 1 - The Coding Process \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

<sup>21</sup> [Space Standards Topic Paper November 2020 \(waverley.gov.uk\)](https://waverley.gov.uk)

**Sustainable design:**

- i. Proposals which incorporate design and environmental performance measures and standards to reduce energy consumption and climate effects will be supported. Proposals which incorporate the following sustainable design features as appropriate to their scale, nature and location will be strongly supported, where measures will not have a detrimental impact on character, landscape and views:**
- i. Siting and orientation to optimise passive solar gain.**
  - ii. The use of high quality, thermally efficient building materials.**
  - iii. Installation of energy efficiency measures such as loft and wall insulation and double glazing.**
  - iv. Incorporating on-site energy generation from renewable sources such as solar panels, ground source heating and energy generation etc.**
  - v. Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.**
  - vi. Providing the infrastructure for adequate electric vehicle charging points for each dwelling, where new parking provision is expected to be made. This should conform to the standards as set out in the Surrey County Council Parking Guidance for Development<sup>22</sup>, January 2018 or amended version.**
  - vii. Alterations to existing buildings should be designed with energy reduction in mind and comply with current sustainable design and construction standards,**
- m. Developments are encouraged to be designed to be water efficient and reduce water consumption, for example through the use of water re-use measures including rainwater harvesting, surface water harvesting and/or grey water recycling systems. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential developments are encouraged to not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption). Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met.**
- n. Where a development proposal is required to provide Sustainable Drainage Systems (SuDS), this is expected to be provided on site unless there are clear reasons why this is not possible. Such development is encouraged to demonstrate the use of a wide range of creative SuDS solutions, for example through the provision of SuDS as part of green spaces, green roofs, permeable surfaces and rain gardens. The absence of any on-site SuDS provision will only be permissible in such developments where a specific reason can be evidenced that prevents the use of SuDS.**

Conformity reference: NP Objective: 2; Local Plan (2002): D2, D4, D6, D7; LPP1: TD1; LPP2, CC2; LPP2: DM4, DM5; NPPF: 126 to 136, 153 to 158, 169

<sup>22</sup> [Parking Guidance for Development January 2018 \(surreycc.gov.uk\)](https://www.surreycc.gov.uk/parking-guidance-for-development-january-2018)



## Policy EEG5: Conserving heritage assets

### Purpose

- 7.19 Policy EEG5 recognises the important contribution that heritage assets make to the local character and distinctiveness of the Parish, both individually and collectively. Where possible, they should be preserved and celebrated.

### Justification

- 7.20 Community consultation on the Neighbourhood Plan has identified the aspiration among residents to protect the Parish's historic environment. The Parish is rich in heritage assets and this is recognised by its two conservation areas, one forming the core of Ewhurst village and one at Ewhurst Green, as well as the additional Local Character Areas identified in Policy EEG3.

- 7.21 Early records of settlement date back to Roman times; the site of a Roman villa at Rapsley, which was excavated in the 1960s, is thought to have been occupied from AD80 - AD330 and interesting discoveries include fragments of a glass goblet and an unusual vase decorated with a 'Mural Crown'. Figure 7.5 presents a map, prepared by WBC, showing the sites and areas of High Archaeological Potential, which are recognised in Policy EEG5.



*Church of St Peter and St Paul*

Outdoor Activity Centre too includes a number of listed buildings and is the last more or less complete example of a 2nd World War School Evacuation Camp; it is considered in more detail in this section of the Neighbourhood Plan.

- 7.23 There are a number of "historic ponds" along The Street, at least four of which are visible from public areas and there may be more "hidden" on private land. Several of them have been restored in recent years. They are a reflection of the area's agricultural heritage as well as being increasingly important as wildlife habitats.



*Grade II\* listed White Hart Cottage*



*Ewhurst Mill*



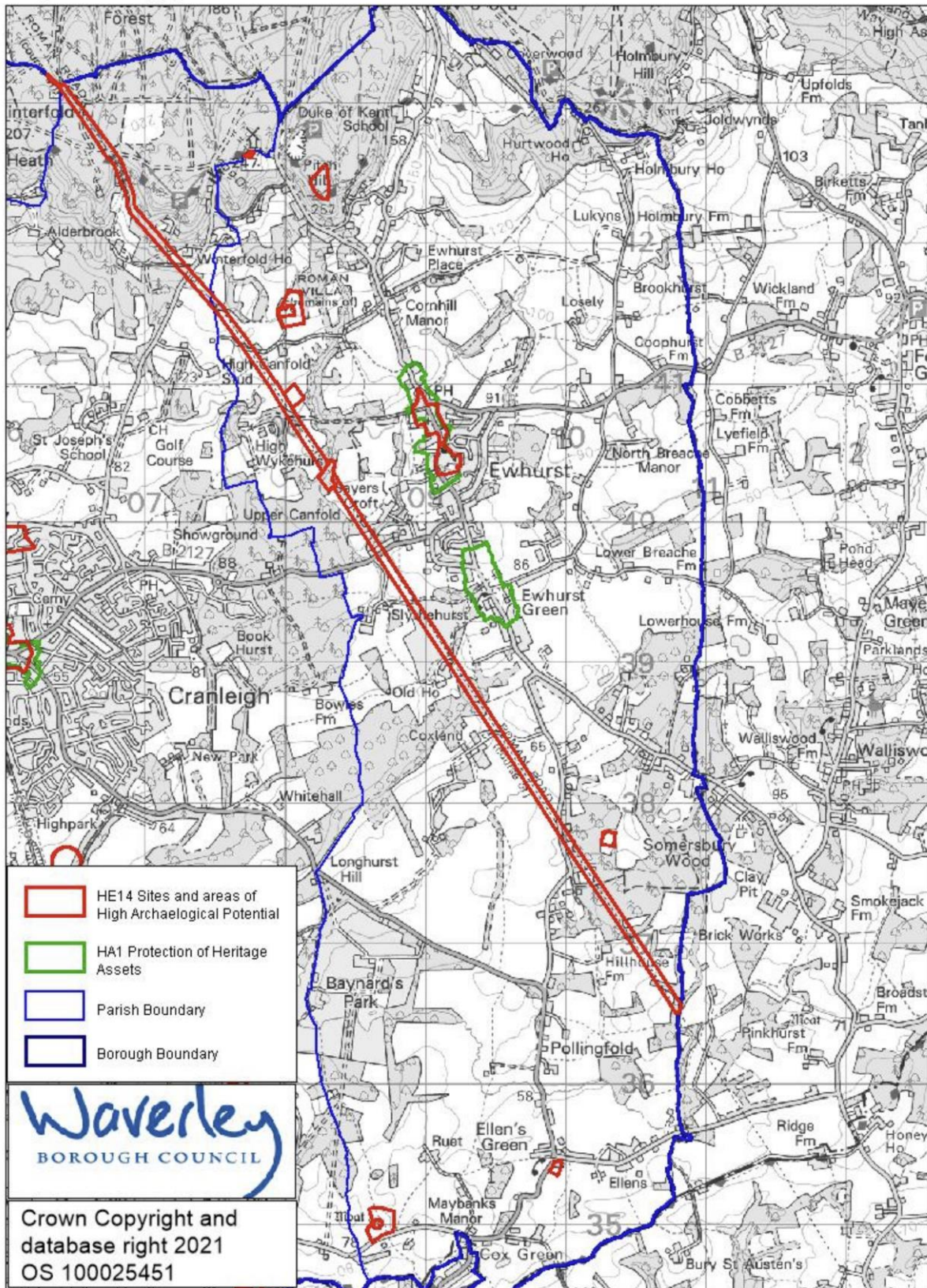


Figure 7.5: Map showing in red the sites and areas of High Archaeological Potential in the neighbourhood area



7.24 Waverley Borough Council maintains a list of Buildings of Local Merit<sup>23</sup>, which comprises heritage assets that are important to the historic local context, but not nationally important enough to be included on the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Government. There are four such assets in the Parish, alongside a list of 102 'heritage features', which was compiled by WBC in 1985, although some of these are no longer considered heritage assets, for instance trees and the ponds. WBC is in the process of consolidating its Buildings of Local Merit and Heritage Features lists, to form a new Local Heritage Assets listing which is viewed as a stronger process with which to protect our heritage assets. One asset that has been identified by the community as warranting special attention is Sayers Croft, described below.

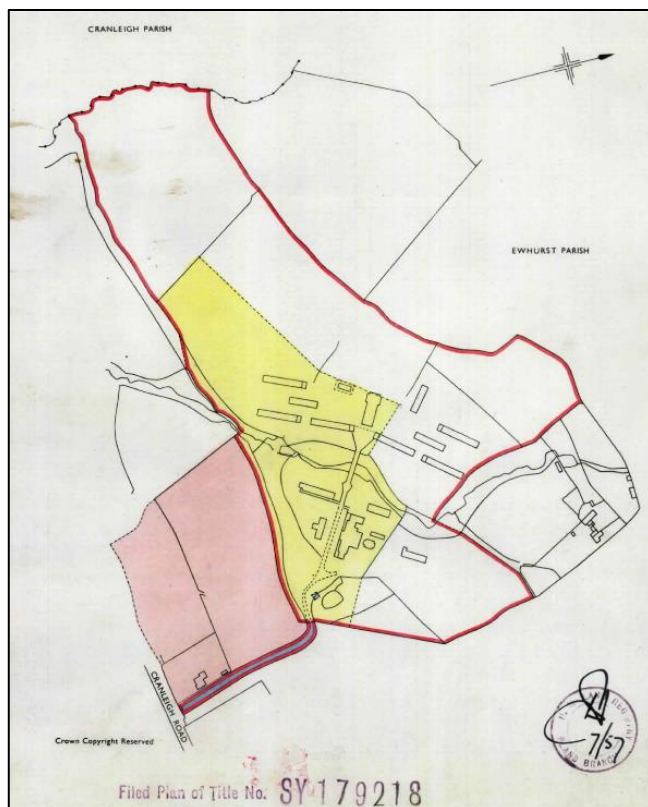
### **Sayers Croft**

7.25 Sayers Croft is the last more or less complete example of a World War II School Evacuation Camp in the country; several of the original school and dormitory buildings remain and are still in use for their original purpose.

7.26 The layout of the site and many of the facilities it offers are still reminiscent of



*Sayers Croft – aerial view*



its original function. There are also several other relics on site of the War such as air raid shelters.

7.27 Originally sited in open countryside on part of Sayers Croft Farm, some more recent development and uses have started to encroach upon the site although it still has some separation from the built-up area on all sides.

7.28 Sayers Croft is currently used as an Outdoor Activity Centre for children. It is an important and valued community asset for both children and adults of the local area who can use the site and some of its facilities at times. Local people contribute to its facilities and features by activities such as helping to maintain the nature reserve and building its roundhouse. In turn, the staff often assist with environmental projects around the area.

<sup>23</sup> [Waverley Borough Council - Buildings of Local Merit](#)

- 7.29 In short, it is a historic and community asset which should be maintained and protected in its own right.
- 7.30 Some of the component buildings on the site (including the dining hall and kitchen) collectively have a Grade II listing. However, not all the buildings with heritage significance are recognised in this way. English Heritage has previously advised the Parish Council that Sayers Croft should be designated as a Conservation Area or Area of Special Historic Landscape Value, and subsequently a planning inspector recognised the value and importance of Sayers Croft when he refused a planning application for development of a nearby site because of its proximity to Sayers Croft and impact upon its the setting. The historic and heritage significance and special environmental qualities of Sayers Croft merit recognition, preservation and protection from inappropriate change.
- 7.31 An associated action set out in Section 11 of this Plan, therefore, will be for the Parish Council to explore with the site owner and WBC, whether non-designated heritage status for the non-listed assets of heritage significance might be appropriate, using the Borough Council's local listing process.

**POLICY EEG5: CONSERVING HERITAGE ASSETS**

- A. Development proposals affecting designated heritage assets, either directly or indirectly, should conserve and, where possible, enhance the significance and setting of the asset. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area. Any proposal affecting a non-designated heritage asset will be required to balance the scale of any harm or loss against the significance of the asset. Proposals affecting any heritage asset will be expected to demonstrate the impact of the development on the significance of the heritage asset and/or its setting.**
- B. Development proposals within the areas shown as having archaeological potential on Figure 7.5 should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost.**

Conformity reference: NP Objective: 2; Local Plan (2002): HE1-HE15; LPP1: HA1; LPP2: DM20; DM23, DM25; NPPF: 190, 194, 195, 198

## 8. COUNTRYSIDE AND NATURAL ENVIRONMENT

### Policy EEG6: Local Green Spaces

#### Purpose

- 8.1. Protecting green spaces was revealed as a key priority for residents in the engagement process for the Neighbourhood Plan. This policy designates seven Local Green Spaces that are demonstrably special to the local community, so that they can be safeguarded for future generations.

#### Justification

- 8.2. The NPPF gives neighbourhood plans the opportunity to designate Local Green Spaces which are of particular importance to the community. This gives protection from development except in very special circumstances. Paragraph 102 of the NPPF says that Local Green Spaces should only be designated:

- *“where the green space is in reasonably close proximity to the community it serves;”*
- *“where the green area is demonstrably special to the local community and hold particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;”*
- *“where the green area concerned is local in character and is not an extensive tract of land.”*



*Ellens Green Common*

- 8.3. Planning Policy Guidance adds:

- *“If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space<sup>24</sup>”.*



*Deblins/ Bull’s Head Green*

<sup>24</sup> Planning Practice Guidance ref: 37-011-20140306



8.4. It is important to safeguard existing space while seeking out opportunities for additional spaces. Many of the green spaces identified as important by the local community are already afforded protection, often because they are in the Green Belt. The following seven areas, as shown in Figures 8.1 and 8.2, are valued green spaces, considered to fulfil all of the criteria of the NPPF and are thus designated as Local Green Spaces (see Appendix B for further detail on how each space meets the Local Green Space criteria):

1. Deblins/Bull's Head Green
2. Ewhurst Green (Cricket Ground and meadow)
3. Ellens Green Common
4. Ewhurst Allotments
5. The Recreation Ground
6. Downhurst Road playground
7. Churchyard and cemetery

#### **POLICY EEG6: LOCAL GREEN SPACES**

**The following seven green spaces, defined on the Policies Map, are designated as Local Green Spaces:**

- 1. Deblins/Bull's Head Green**
- 2. Ewhurst Green (Cricket Ground and meadow)**
- 3. Ellens Green Common**
- 4. Ewhurst Allotments**
- 5. The Recreation Ground**
- 6. Downhurst Road playground**
- 7. Churchyard and cemetery**

**Local policy for managing development on a local green space should be consistent with policy for green belt; proposals for development on local green spaces will not be supported unless they conform with national policy guidelines.**

Conformity reference: NP Objective: 3; Local Plan (2002): n/a; LPP1: LRC1; LPP2: DM19; NPPF: 101, 102, 103, 147-151

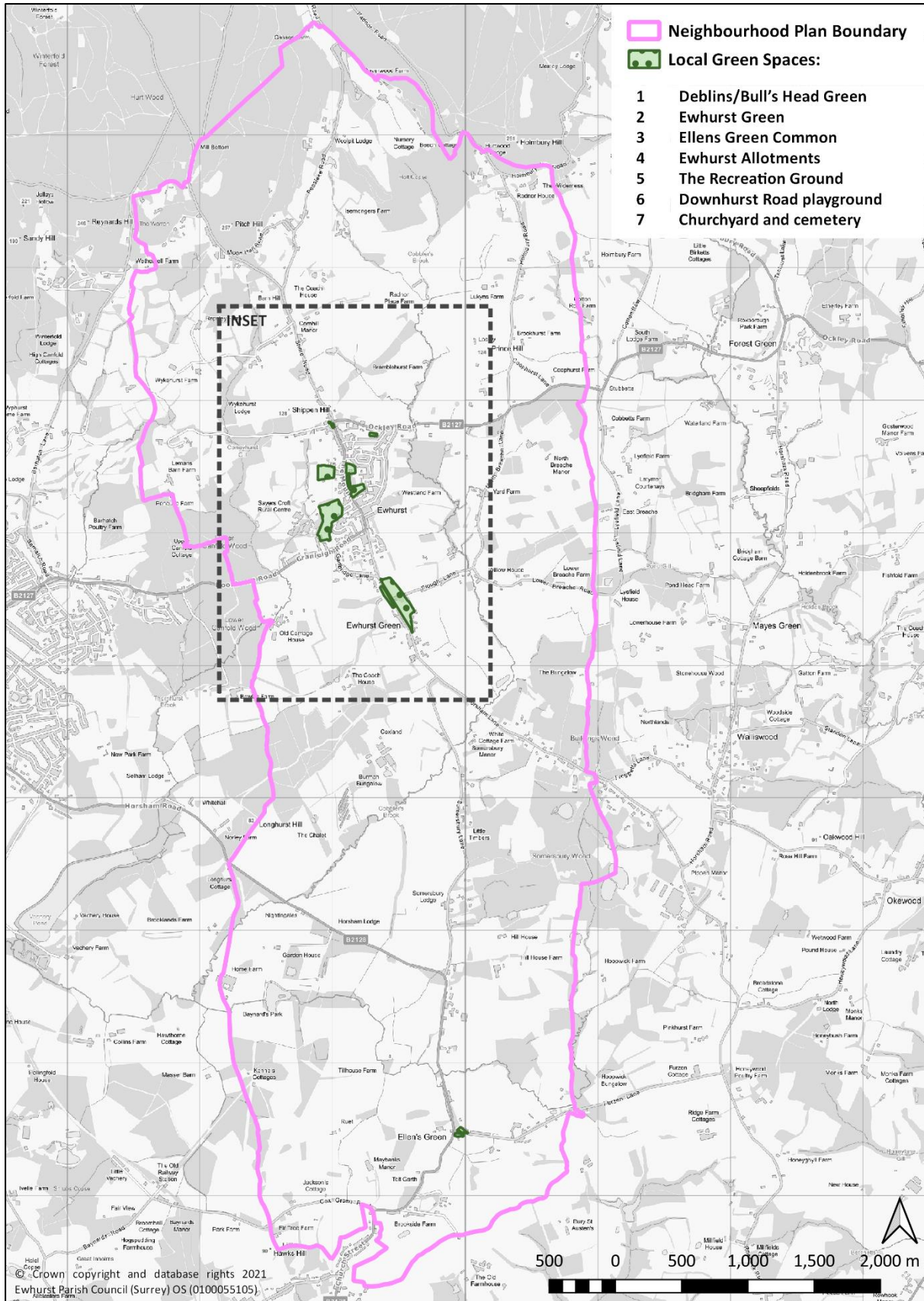


Figure 8.1: Local Green Spaces (Parish-wide)

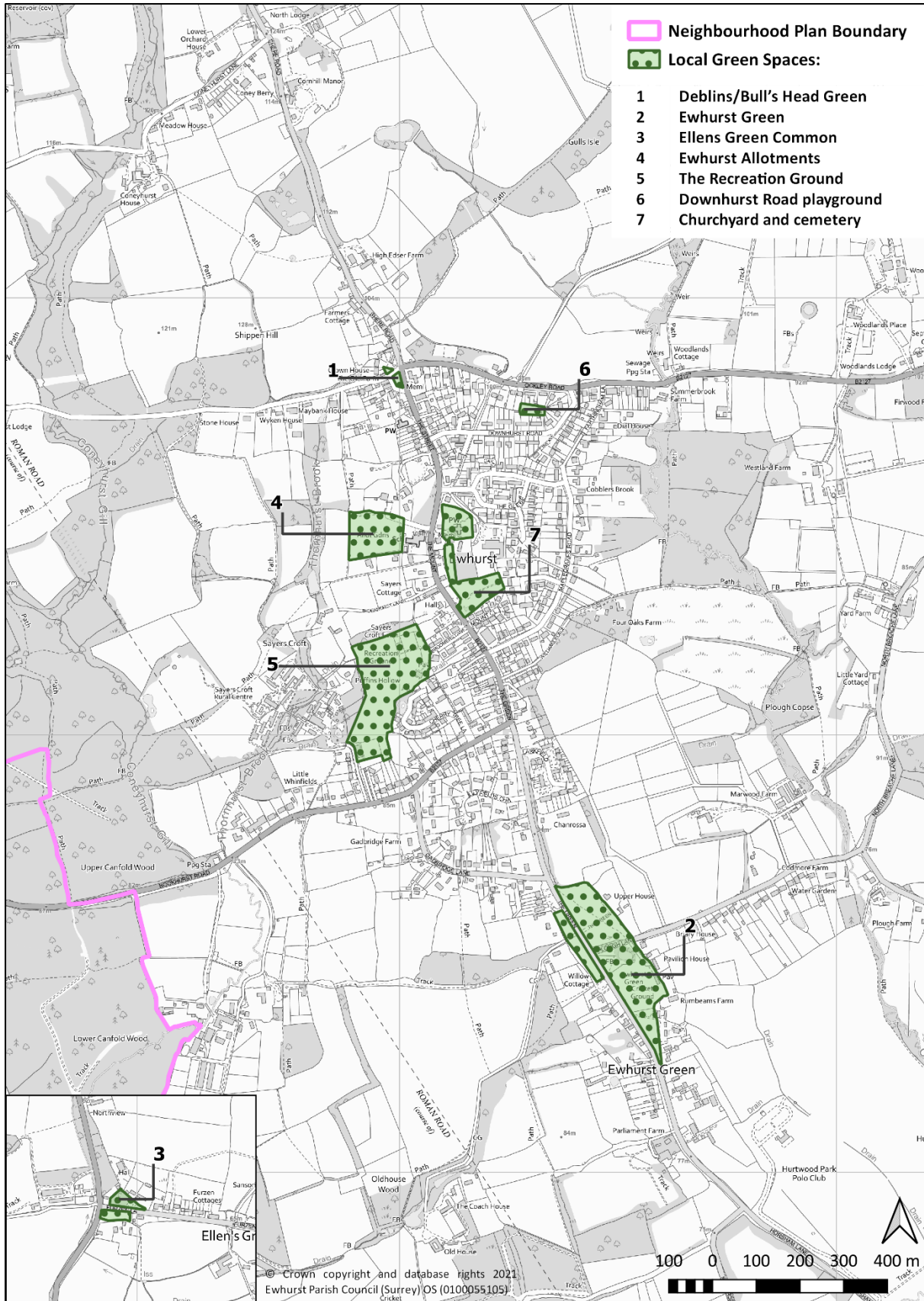


Figure 8.2: Local Green Spaces (inset)



## Policy EEG7: Green Infrastructure Network and delivering biodiversity net gain

### Purpose

- 8.5. The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity including by identifying and mapping habitats and networks.
- 8.6. Policy EEG7 seeks to ensure that the multiple benefits of green spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in offsetting the effects of air pollution - are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This will serve to support the requirement to conserve and, where possible, provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.

### Justification

- 8.7. The local community places great value on the green and natural environment of the Parish: 93.7% of respondents to the Parish Survey supported the need to retain and improve the rich biodiversity and rural setting of the Parish, both within the more built-up areas and in the surrounding countryside. It is valued not only for its intrinsic qualities and contribution to sustainability but also because it makes the area an attractive and pleasant place to live and work.



*Cox Green looking north-east towards Ewhurst village*


- 8.8. Although not unique to this part of Surrey, the green and natural environment of the area is of an exceptional and varied quality, providing a range of habitats for fauna and flora, attractive landscape and views and pleasant areas for leisure and recreational pursuits.
- 8.9. Table 8.1 shows the parts of the Parish that are protected by environmental designations and those which are important, but not protected:

Designation	Sites
Area of Outstanding Natural Beauty (AONB)	Surrey Hills: Covering approximately one third of the Parish north of Wykehurst Lane and Ockley Road, and some dwellings along Shere Road.
Green Belt	Mirroring the AONB, covering approximately one third of the Parish north of Wykehurst Lane and Ockley Road, and some dwellings along Shere Road.



Area of Great Landscape Value (AGLV)	The Parish beyond the AONB (apart from the land within about a kilometre to the east and west of the centre of Ewhurst village) is located within the AGLV.
Site of Special Scientific Interest (SSSI)	Smokejack Clay Pit: designated for depositional environments and faunas, its dark to light grey and brown clays with siderite concretions have yielded fossil insects, ostracods, molluscs, fish, articulated and disarticulated bones of reptiles, and numerous gastroliths.  There is a local aspiration to designate the Smokejack Clay Pit and broader brickworks site as a Local Nature Reserve.
Local Nature Reserve	Sayers Croft Trust Nature Reserve - this 0.9-hectare (27-acre) area was declared a Local Nature Reserve in 2003 under section 21 of the National Parks and Access to the Countryside Act 1949. It is owned by the Sayer's Croft Environmental Education Trust and managed by Surrey County Council.
Site of Nature Conservation Interest (SNCI)	16 such sites fall either wholly or partially within Ewhurst Parish. They represent some of the best opportunities to conserve habitats and species as well as important reference sites for monitoring change.
Trees and woodland, including ancient woodland	A significant amount of ancient woodland (123 individual parcels) falls either wholly or partially within the Parish, including Somersbury Wood. These are important, irreplaceable habitats and should be safeguarded and, where possible, connected up.  In addition, there is a significant amount of priority habitat deciduous woodland to be found across the Parish: woodpasture and Parkland BAP Priority Habitat woodland in the north of the Parish; and pockets of Priority Habitat Inventory - Traditional Orchards scattered across the Parish.
Local Green Spaces	Seven spaces are proposed for designation, some of which are justified on the basis of their wildlife/ biodiversity value.
<b>Non-designated sites</b>	
Conservation verges	The Surrey Road Verge Habitat Action Plan <sup>25</sup> - part of the Surrey Biodiversity Action Plan (BAP) - states that nature-rich verges play a very important part as wildlife corridors for both fauna and flora. They should be retained and enhanced to encourage biodiversity in a way which best balances the competing interests of conservation and road safety.  Three such verges have been identified in the Parish, although other areas should be considered for this designation, e.g. Somersbury Lane, parts of Gadbridge Lane and Holmbury Road.
Biodiversity Opportunity Areas (BOAs)	Four BOAs are listed within the Parish: two in the Low Weald (LW02 and LW03), Wealden Greensand (WG07) and River (R04). They are

<sup>25</sup> [6.12 Surrey Biodiversity Action Plan \(tandridge.gov.uk\)](https://www.tandridge.gov.uk/6.12-surrey-biodiversity-action-plan)

	<p>recognised as the most important areas for wildlife conservation in Surrey, where targeted conservation action will have the greatest benefit. The main aim within BOAs is to restore biodiversity at a landscape scale through the maintenance, restoration and creation of Priority habitats.</p>
<p>Local features typical of Ewhurst Parish</p>	<p>These include the great number of important trees, including mature and veteran trees, as well as ancient woodland and other woodlands noted above, the historic ponds, the streams, wildlife-rich hedgerows and private gardens.</p> <p>The historic ponds (pictured) along The Street are notable in their contribution to local heritage and character as well as providing a natural habitat for a wealth of species. The Wildlife Trust nationally campaigns to safeguard such ponds.</p>  <p style="text-align: center;"><i>Historic ponds in Ewhurst village</i></p>

*Table 8.1: Designated and non-designated sites within the Ewhurst and Ellens Green neighbourhood area*

8.10. Many of the areas and features described above enable a wide range of species to thrive, including a variety of bats, butterflies, birds, snakes and amphibians; further information on which species have been sighted locally is available in the Biodiversity Report<sup>26</sup>. A decline in wildlife has been documented locally, however, with a reduction in numbers of great crested newts in the village pond and the reduction in swallows and lapwings from the middle part of the Parish, for example. Part of this is down to loss of habitat and the impacts of human activity. It is therefore vital that habitats, which can have a huge diversity of wildlife living in them and which in turn will support other species, are both protected and, where possible, enhanced. An example of this is the felling and reduction of a great many mature trees that used to line the Parish's roads, as well as hedgerows, which are often replaced by close-board 6-foot fencing. This practice should be restricted, as natural buffers are preferred.

<sup>26</sup> [https://www.ewhurstellensgreen-pc.gov.uk/uploads/1/1/5/2/115240781/ewhurst\\_civil\\_Parish\\_biodiversity\\_report\\_.pdf](https://www.ewhurstellensgreen-pc.gov.uk/uploads/1/1/5/2/115240781/ewhurst_civil_Parish_biodiversity_report_.pdf)

8.11. Where development does take place, there is an array of wildlife-friendly features that can be incorporated from the outset, such as hedgehog holes, bat and bird boxes.

8.12. It is important to not only safeguard the green infrastructure assets identified, but also to enhance them where possible. Figures 8.3 and 8.4 identify on a map the designated and non-designated features of the Parish that provide the green stepping stones and, importantly, the unbroken green corridors within the area. It also identifies areas where improvements can be made to local habitats. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community. Data has been sourced, in part, from the Surrey Biodiversity Information Centre (SBIC) and boundaries of particular designations can change periodically. It is therefore recommended that those putting together development proposals contact the SBIC for the latest up-to-date mapping<sup>27</sup>.

**The Defra biodiversity metric** has been designed by Natural England to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain.

Net gain involves a post development increase in biodiversity units of 10%. The metric is considered to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain.

Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with BS 42020 Biodiversity – code of practise for planning and development.

8.13. The NPPF promotes opportunities for measurable post-development net gains in biodiversity



*Wildflowers planted along a verge in the Parish (source: Ewhurst Local Environment Action People)*

(although this is not applied to irreplaceable habitats, such as ancient woodland, which are subject to national protections and which clearly cannot be replicated). The Environment Act commits to introducing a minimum increase in 'biodiversity units' of 10%, delivered either on-site or at a suitable alternative location<sup>28</sup>. It would also introduce the need for a management plan for those habitats for at least 30 years. Proposals – for both major and minor development - should be supported by a biodiversity appraisal<sup>29</sup>.

<sup>27</sup> [Records Centre | Surrey Wildlife Trust](https://www.surreywildlifetrust.org/what-we-do/professional-services/records-centre) <https://www.surreywildlifetrust.org/what-we-do/professional-services/records-centre>

<sup>28</sup> For instance, an identified site within the Local Nature Recovery Network.

<sup>29</sup> Government has stated that it will not seek to introduce broad exemptions from delivering biodiversity net gain, beyond those exemptions already proposed for permitted development and householder applications such as extensions, and will instead introduce narrow exemptions for the most constrained types of development:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/819823/net-gain-consult-sum-resp.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/819823/net-gain-consult-sum-resp.pdf)

- 8.14. If significant harm resulting from a development cannot be avoided (for instance by locating to an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Any mitigation and/or compensation requirements for European sites should be dealt with separately from biodiversity net gain provision.

**Trees and ancient woodland**

- 8.15. The Parish is home to a significant amount of trees and woodland – including veteran trees and ancient woodland. As noted in the NPPF at paragraph 131, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character.



*Example of ancient woodland in Ellens Green*

- 8.16. A survey by volunteers of Ewhurst Local Environment Action People (LEAP) found that many of the best trees in Ewhurst village are nearing maturity and some are displaying symptoms of die-back. In fact, in the last ten years, four of the best trees along The Street have been lost. In addition to supporting, promoting and undertaking more tree planting (an action included in Section 11), where a mature or dominant tree is lost or threatened, either by being dead or dying or as a consequence of development, it should be replaced by two semi-mature trees either on-site or on an alternative suitable site. This could help to contribute to delivering a net gain in biodiversity.



*Trees are a feature of the Parish*

- 8.17. Ancient woodland and veteran trees are irreplaceable habitats, which have both heritage and cultural value. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in paragraph 180 of the NPPF, unless wholly exceptional circumstances can. It is preferable to link up fragmented areas by connecting up woodland which would be divided by development with green bridges or tunnels, buffering it by leaving an appropriate zone of semi natural habitat between the development and the woodland, providing wildlife corridors and balancing new developments and residential areas with green infrastructure and allowing space for trees.



**POLICY EEG7: GREEN INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN**

1. Development proposals should maintain and, where practicable, enhance the natural landscape features such as woodland and veteran trees, ponds, and habitat-rich conservation verges and hedgerows, that contribute to the character, biodiversity and setting of the Parish. All new development should integrate important existing trees. Development which would result in the loss of ancient woodland, aged trees or veteran trees will not be permitted, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
2. Proposals should be designed to create, conserve, enhance and manage green spaces and connect chains of green infrastructure, as identified on Figures 8.3 and 8.4, with the aim of delivering a measurable net environmental benefit<sup>30</sup> for local people and wildlife. Proposals for development must demonstrate how negative impacts would be minimised and biodiversity net gain achieved.
3. The proposal should demonstrate that where significant harm cannot be avoided, proposed development and other changes should adequately mitigate (for instance through landscaping and tree planting) or, as a last resort, compensate for the harm. The appraisal must demonstrate a measurable biodiversity net gain.
4. Measures to achieve biodiversity net gain, mitigation or compensation involving the creation of habitat and/or relocation of species, must be agreed by the Local Planning Authority and include sufficient funding to support at least 30 years of post-development habitat management or land use change<sup>31</sup>.
5. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged – in particular within the identified Biodiversity Opportunity Areas and in relation to fragmented areas of ancient woodland - in order to enhance the green infrastructure of the Neighbourhood area. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.
6. Development that damages or results in the loss of ancient trees or trees of good arboricultural and amenity value will not normally be permitted. Proposals should be designed to retain ancient trees or trees of arboricultural and amenity value.
7. The planting of additional native species trees and/ or continuous hedgerows to provide wildlife corridors and to offset the effects of air pollution and to provide cooling and shelter for people as well as a habitat for wildlife will be supported. Where a mature or dominant tree is lost or threatened, either by being dead or dying or as a consequence of development, it should be replaced by two semi-mature trees either on-site or on an alternative suitable site

Conformity reference: NP Objective: 3; Local Plan (2002): C5, C6, C7; LPP1: NE1, NE2; LPP2: DM11; NPPF: 174, 175, 176, 179, 180

<sup>30</sup> Net gain involves a post development increase in biodiversity units of at least 10%

<sup>31</sup> This is in accordance with the emerging Environment Bill. A suitable mechanism could be a covenant.

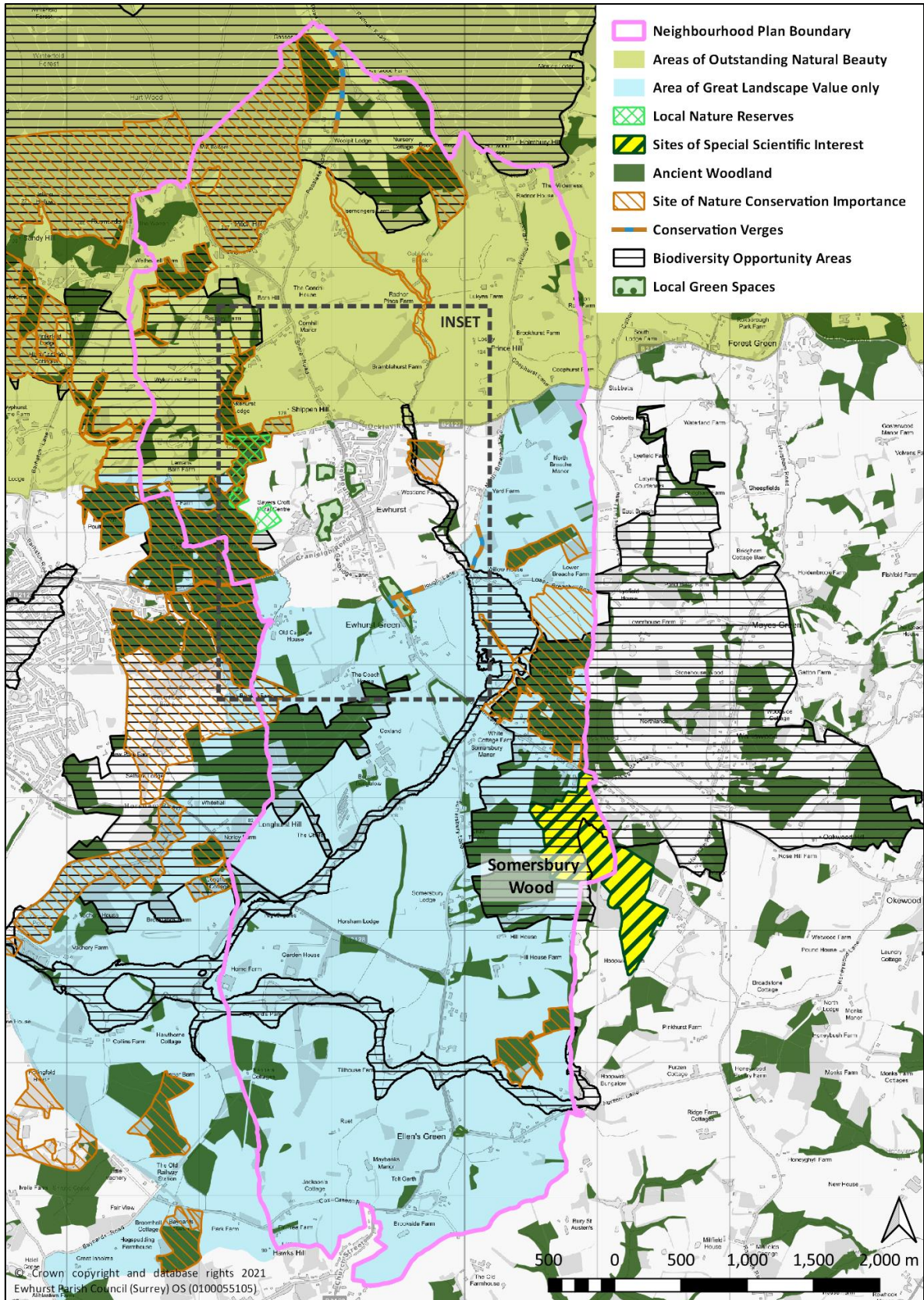


Figure 8.3: Local green infrastructure network



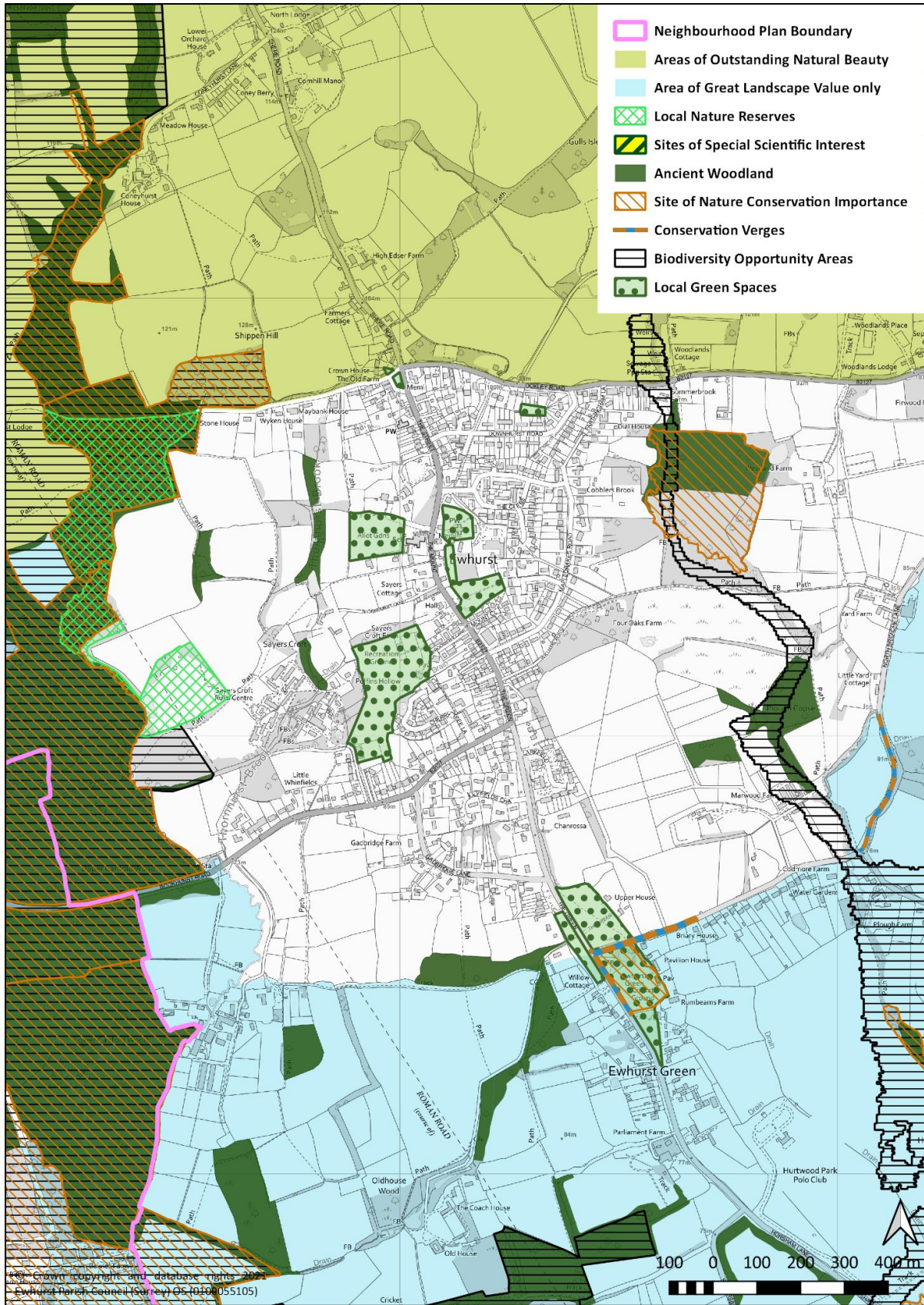


Figure 8.4: Local Green infrastructure network (inset)



## 9. TRANSPORT AND MOVEMENT

### Policy EEG8: Encouraging sustainable movement

#### Purpose

9.1 This policy seeks to encourage more sustainable modes of transport by supporting proposals that enable and promote active travel. It also identifies where enhancements to the rights of way network might be made, which could be funded through developer contributions or other project funding.

#### Justification

9.2 The rural history of the area has left the Parish with a rich and varied network of footpaths and bridleways, particularly around Ewhurst village, and these are widely used by residents. They are a great asset to the Parish and their rural character is appreciated by locals and visitors. They enable not only access to facilities within the villages but also link to open access land including the woods on Pitch Hill (part of the Surrey Hills AONB) and open green spaces elsewhere in the Parish.



*Horse-riders on the B2127*

9.3 Despite this wealth of footpaths, because much of the Parish is very rural, car ownership is high; 63% of households had access to two or more cars in the 2011 census compared to 50% at the borough level. This has led to traffic and transport issues being regularly raised by local residents during consultations and with respect to individual planning applications. Concerns include congestion and speeding, with many vehicles cutting through the Parish to reach their destinations. Particular hotspots identified in the Traffic and Transport Report<sup>32</sup> include:

- The Street in Ewhurst village
- Cranleigh Road in Ewhurst village
- Horsham Road through Ewhurst Green
- Shere Road
- Gadbridge Lane
- B2128 and Furzen Lane within Ellens Green

9.4 Whilst the Neighbourhood Plan cannot prevent people from using their cars, encouraging walking, cycling and also horse-riding, particularly for shorter journeys within the Parish and to nearby settlements, presents an opportunity to help reduce some of the car-related pressures.

9.5 This can be achieved by maintaining and improving existing walking and cycle routes and creating new ones where necessary and also improving signage. For walking, there are areas where pavements are either very narrow or non-existent (for instance along Wykhurst Lane) making

<sup>32</sup> [TRAFFIC & TRAFFIC & TRANSPORT WG background paper edited \(ewhurstellensgreen-pc.gov.uk\)](#)

access difficult, especially for those with mobility issues or with pushchairs and young children. For cycling, there are many potential opportunities to improve the network:

- Improving the cycle link from Ewhurst village to Cranleigh which currently comes to an abrupt stop when it enters the village, and is difficult to join or leave, especially as it is at the bottom of the hill. The lane should be extended into the village.
- Improving the cycling route between Ewhurst and Cranleigh.
- Providing a safe cycle route to the nearest railway station (Ockley), which is only a few miles away.
- Improving the stretch of main road between Cox Green, Ellens Green, Cranleigh (and Ewhurst)

Such initiatives would need to be carefully considered in partnership with the Highways Authority and this is included as an action in Section 11 of this Plan.

9.6 In parallel, new housing proposals should enable linkages to existing foot and cycle routes to enable those living in them to access the key local facilities and the wider countryside. These sorts of initiatives can also contribute to alleviating congestion and associated air pollution (particularly along the B2127 and the junction with Horsham Road) and will encourage regular healthy exercise within the community.



9.7 Figure 9.1 shows the existing rights of way network and the key movement routes as they apply to this. These are the practical routes that are used by residents to access local facilities and the wider countryside, and have been identified by the community; all new developments should seek to provide a link to this and the routes shown should be prioritised for improvements, including ensuring that pavements exist and are wide enough and accessible (points raised in the local engagement), with no obstructions. They should also be attractive, safe and adequately lit. The provision of electric charging points and bicycle racks in public spaces is also supported.

*The lack of pavement along Wykehurst Way presents a challenge for those wishing to access the wider countryside*

9.8 It should be noted that improving public transport – in particular bus services - was identified as important by a significant number of responses to the Parish Survey. It was explored in further detail in the Traffic and Transport evidence document. Whilst Figures 9.1 and 9.2 indicate that there are many bus stops serving the Parish, in fact, the service itself is fairly patchy. More frequent and extensive bus services could address this and help to reduce the volume of traffic throughout the Parish that the community is concerned about. Whilst this is beyond the scope of planning policy, a range of non-planning measures to improve and encourage sustainable public transport services, which in turn are likely to assist in reducing dependency on private transportation, are supported by the Parish Council in Section 11 of this Neighbourhood Plan.

**POLICY EEG8: ENCOURAGING SUSTAINABLE MOVEMENT**

- 1. To help ensure that residents can walk safely to Ewhurst village centre and other local community facilities, all new development proposals must incorporate safe, accessible (including for those with disabilities) pedestrian access with links from the development to existing footpaths and, where feasible, cycleways, as shown in Figure 9.1.**
- 2. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are physically separated from vehicular traffic and from one another will be strongly supported. Such routes should be of permeable material where possible and also ensure that access by disabled users and users of mobility scooters is secured.**
- 3. The provision of infrastructure to support more sustainable modes of transport - including secure cycle storage and electric vehicle charging points in publicly accessible locations – including, but not limited to, the Village Hall car park, at the Recreation Ground and at the Ellens Green Memorial Hall - will be supported.**

Conformity reference: NP Objective: 5; Local Plan (2002): LT11, M5, M7; LPP1: ST1; LPP2: DM9; NPPF: 104, 106, 110, 112



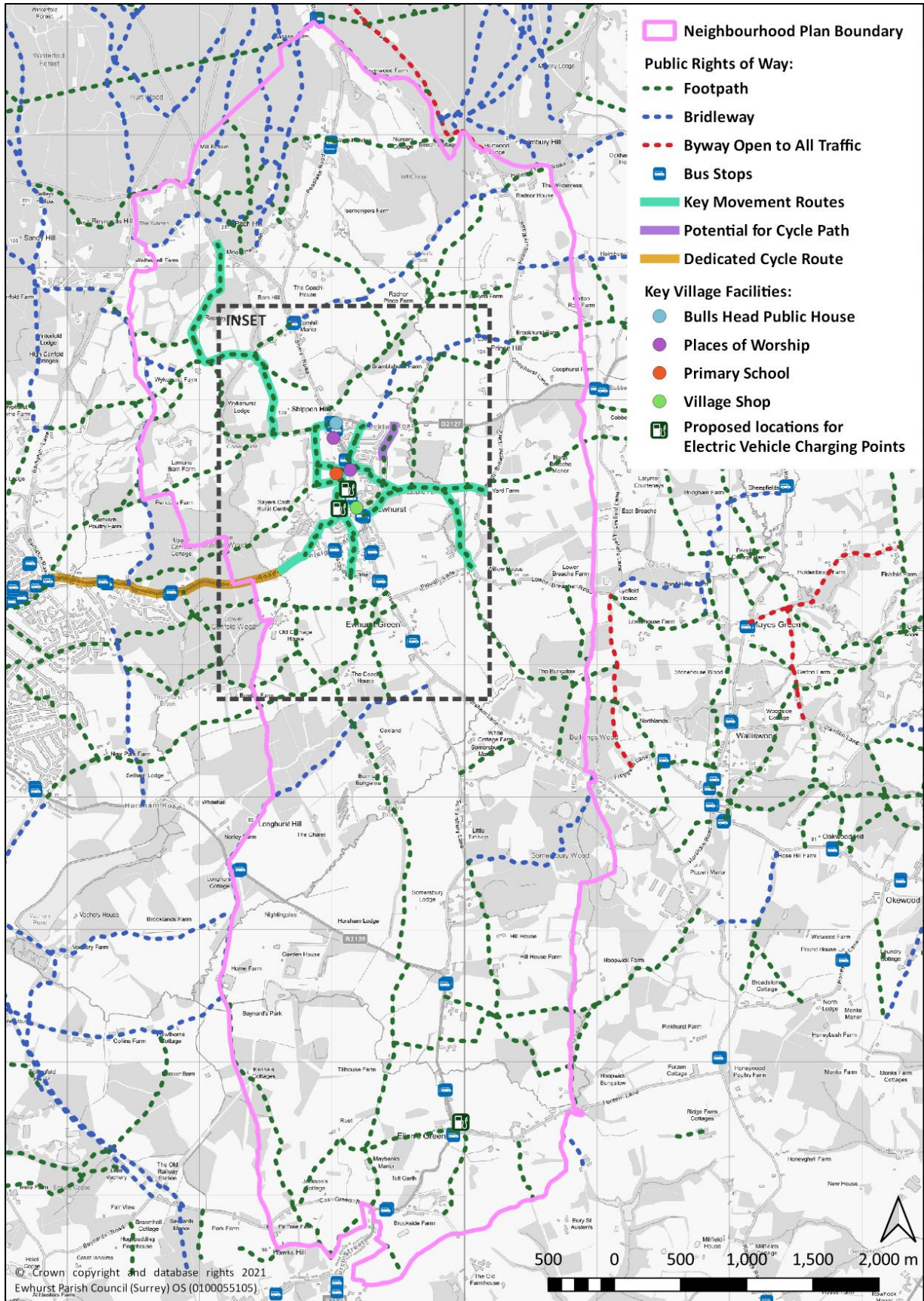


Figure 9.1 – Public Rights of Way network and key movement routes



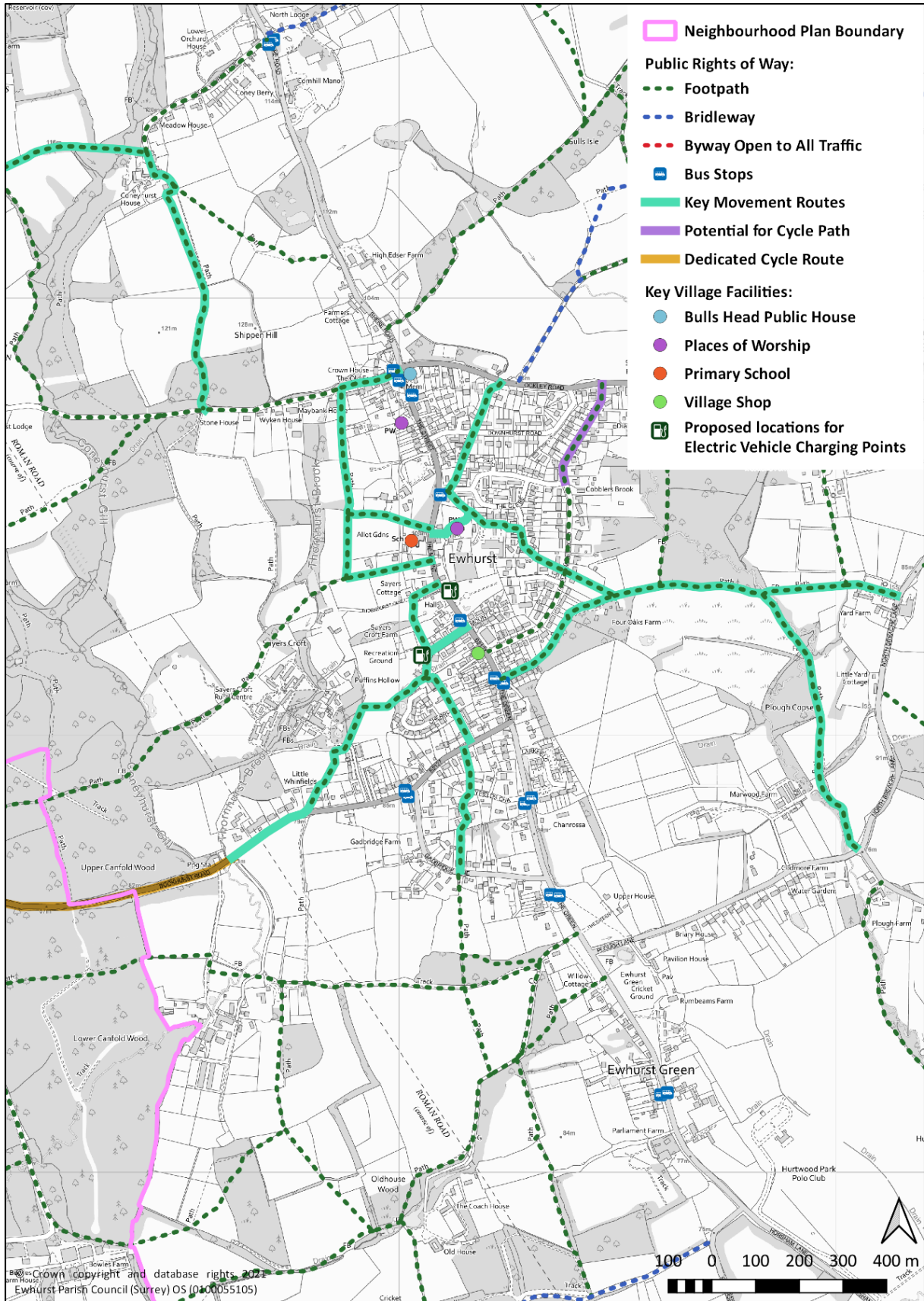


Figure 9.2 – Public Rights of Way network and key movement routes (Inset)

## 10. NEXT STEPS FOR THE NEIGHBOURHOOD PLAN

### Implementation and monitoring

- 10.1. The Parish Council is the official qualifying body responsible for the Neighbourhood Plan.
- 10.2. There is a series of actions that will need to be undertaken to ensure that the policies within the Neighbourhood Plan are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the plan's policies. Finally, the non-planning policy projects and activities will need to be prioritised for delivery, in partnership with other organisations.
- 10.3. Specific actions that will need to be undertaken are as follows:
  - Pursuing the Non-Policy Actions detailed in Section 11 of this document – a range of organisations may be involved in delivering these and there will be need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand which are priorities and the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.
  - Commenting on planning applications or consultations relating to the Neighbourhood Plan area – the Parish Council has a role in ensuring that the Neighbourhood Plan policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members and the supporting planning officers at WBC would be a useful step in ensuring that the purpose and application of the policies is fully understood. This will assist in ensuring that policies are interpreted and applied in the way intended.
  - Monitoring the application of the Neighbourhood Plan policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – There may be scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the Parish, detailing which Neighbourhood Plan policies have informed the Parish response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.
  - Maintaining a dialogue with Waverley Borough regarding the timing and content of the emerging Local Plan Part 2 – it will be important to consider the policies in the emerging document and how these may impact the Neighbourhood Plan policies. The adoption of the LPP2 may trigger a light-touch review of the Neighbourhood Plan.
  - Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and also the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.



- Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects. Such a report might also be embedded into WBC’s Authority Monitoring Report, to illustrate how the Neighbourhood Plan is contributing to the delivery of strategic policy.
- Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.

10.4. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be as a result of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan in particular. In this context, it could consider a review of the neighbourhood plan within six months of the adoption of the new Local Plan Part 2. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.

### **Infrastructure provision and priorities**

10.5. The Parish Council wishes to influence how developer contributions are spent in the Parish to the full extent of its powers under national legislation and planning guidance.

10.6. There are different types of contributions arising - from Section 106 agreements, Section 278 agreements and the Community Infrastructure Levy:

- A Section 106 agreement or planning obligation (based on that section of The 1990 Town & Country Planning Act), is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable a development which would otherwise be unacceptable in planning terms.
- A Section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway, pedestrian and cycle networks as part of a planning application.
- The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, which is levied by Waverley Borough Council. Different charge rates apply for different types of development uses and depending on where they are located. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its Local Plan.

10.7. Any of the above could include new roads and transport, local amenities such as parks, community centres, schools and health facilities. Affordable housing is explicitly excluded from the list of things on which CIL can be spent by charging authorities. Whilst CIL monies would be retained by the Borough Council, the authority is required to put aside a ‘neighbourhood

portion' of the CIL collected in each neighbourhood – 15% of the amounts paid (capped) in respect of local development (and 25% (uncapped) in places where there is a Neighbourhood Plan). This portion would be spent on infrastructure or 'anything else that is concerned with addressing the demands that development places on an area'.

- 10.8. Following the publication of the Neighbourhood Plan, the Parish Council will, in consultation with the local community, set out a Spending Priority Schedule for developer contributions to be spent on. This will apply to monies raised from development by CIL, any successor mechanism, or other funding from developers e.g. Section 106 agreements or other planning obligations.
- 10.9. The Parish Council intends to regularly review the spending priorities and report back on them to the local community. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Parish Council website and in relevant literature.

## 11. NON-LAND USE ACTIONS AND SPENDING PRIORITIES

11.1 The table below captures the broader issues that were raised during the Neighbourhood Plan process that fall outside the scope of planning policy, but which are important to the local community. Potential actions and partners are detailed here, but further consultation with the community would assist in prioritising the projects as well as considering where funding may be sourced from to deliver them.

Issue	Possible actions	Lead agencies and partners
Meeting local needs	<p>Ensure that the policies of the Neighbourhood Plan are considered fully when planning applications come forward. An initial workshop for the Planning Committee to introduce the Plan could be investigated.</p> <p>Explore opportunities to set up a Ewhurst and Ellens Green Community Land Trust (CLT).</p>	<p>Parish Council (EEGPC), Waverley Borough Council (WBC)</p> <p>EEGPC, local community, WBC, National CLT organisation, local housing associations.</p>
Concern about the loss of vital and valued local community facilities	Explore option to list the Village Store as an Asset of Community Value	EEGPC, WBC, local community
Capacity of Ewhurst Village Hall	<p>The main capacity constraints of Village Hall relate to the main hall and the toilets, although the site is constrained.</p> <p>Prepare a project plan and identify sources of funding to enable the refurbishment and reconfiguration of the existing Village Hall, or alternatively, if the opportunity arises, for a new larger and better Village Hall on an equally convenient site.</p>	EEGPC
Conserving heritage assets considered to be important locally	Work in partnership with the Heritage Team at WBC to undertake a Parish-wide exercise to identify locally important heritage assets and to have these included on the Buildings of Local Merit list. This will include discussing Sayers Croft with the site owners.	EEGPC, History Society, local community, WBC, Westminster City Council
Encouraging natural planting and buffering	Support natural planting schemes, both with private owners and in public spaces, using native and edible planting, to reflect the broader Surrey Hills landscape.	EEGPC, local community



The importance of trees in Ewhurst	Promoting and supporting tree planting in the parish, which might be tied in with the 2022 Jubilee of the Queen's Ascension to the Throne, for which tree planting is the theme.	EEGPC, Ewhurst Local Environment Action People (LEAP), local community
Protecting habitat-rich verges	Seek opportunities to establish additional habitat-rich verges, working with the Highways Authority, for instance, to instigate lighter (once yearly) mowing regimes and protect verges from the impacts of traffic.	EEGPC, Highways Authority, LEAP, private owners
Designating the Smokejack Clay Pit and broader brickworks site as a Local Nature Reserve.	Explore, with WBC, the designation of this site as a Local Nature Reserve.	EEGPC, WBC
Heavy, sometimes speeding through traffic, causing congestion and reducing pedestrian safety	Explore options for the introduction of schemes that would help to prevent the issues, for instance, Quiet Lanes, with routes to be identified in consultation with the local community.  Consider measures that seek to control and limit the volume and speed of vehicular traffic entering the Village (Cranleigh Road / Horsham Road / Ockley Road) and through the centre of Ewhurst Village and Ellens Green will be supported. For instance, traffic calming signs or reduced speed limits.	Surrey County Council (SCC), Campaign to Protect Rural England  EEGPC, SCC, 20s Plenty Campaign (national)
Lack of public car parking	Notwithstanding the need to promote active modes of transport, explore opportunities for the reconfiguration of existing car parking to enable more space.	EEGPC, Private owners
Poor public transport service	Explore options for improving public transport serving the Parish. This could include, for instance, enhancing services between the Parish and nearby railway stations (Ockley and Gomshall).	EEGPC, bus providers, SCC
Enhancements to key movement routes	Consider improvements to the key movement network: to include ensuring that pavements are well-maintained, appropriately lit and attractive to use.  Work with SCC to investigate opportunities to improve and extend the cycle network locally and connecting up with neighbouring settlements and facilities.	EEGPC, SCC, Sustrans

## **12. POLICIES MAPS**

The policies maps (overleaf), Figures 12.1 and 12.2 show mapped versions of the policies contained in the Ewhurst and Ellens Green Neighbourhood Plan.

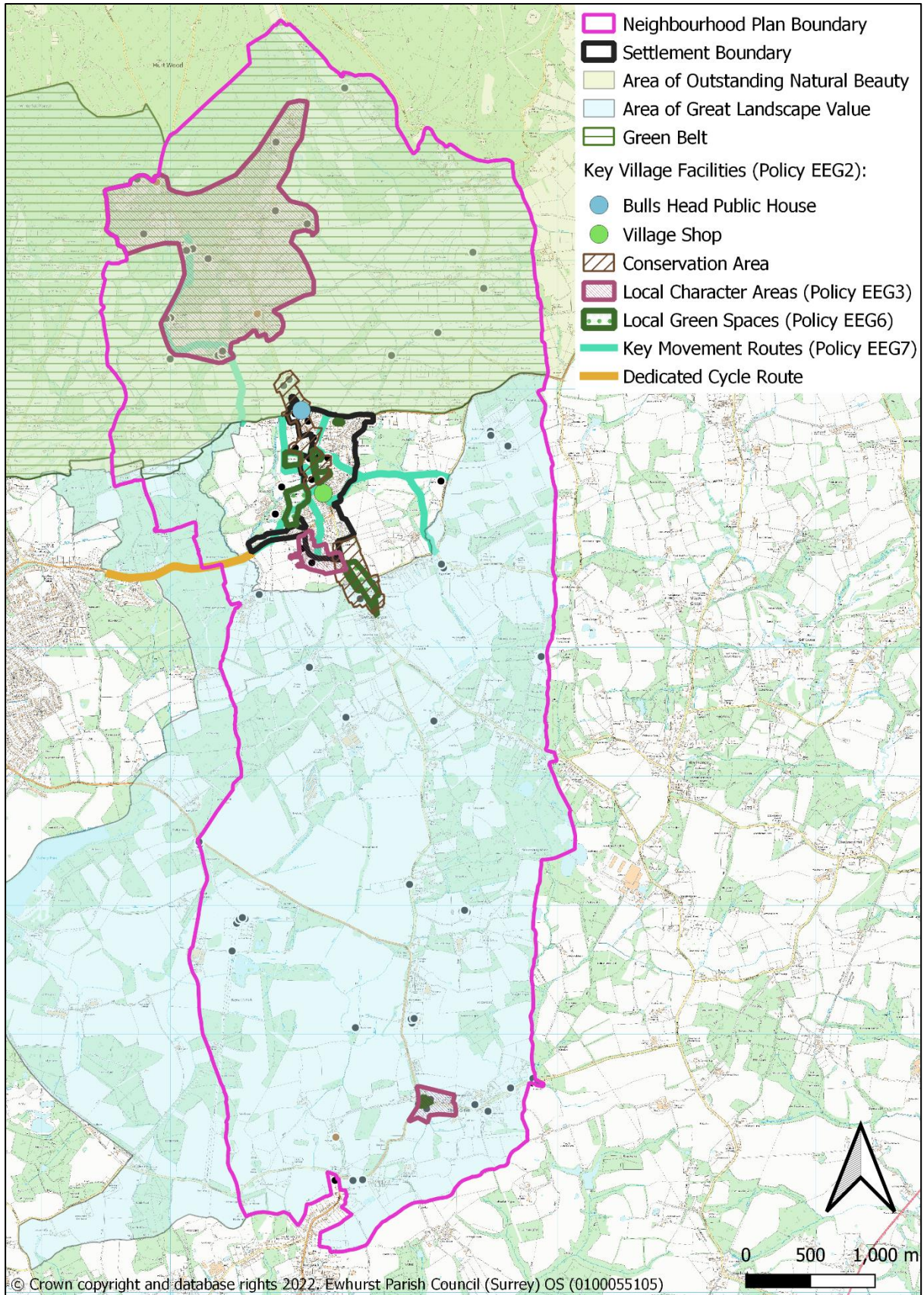


Figure 12.1: Policies Map – Parish-wide



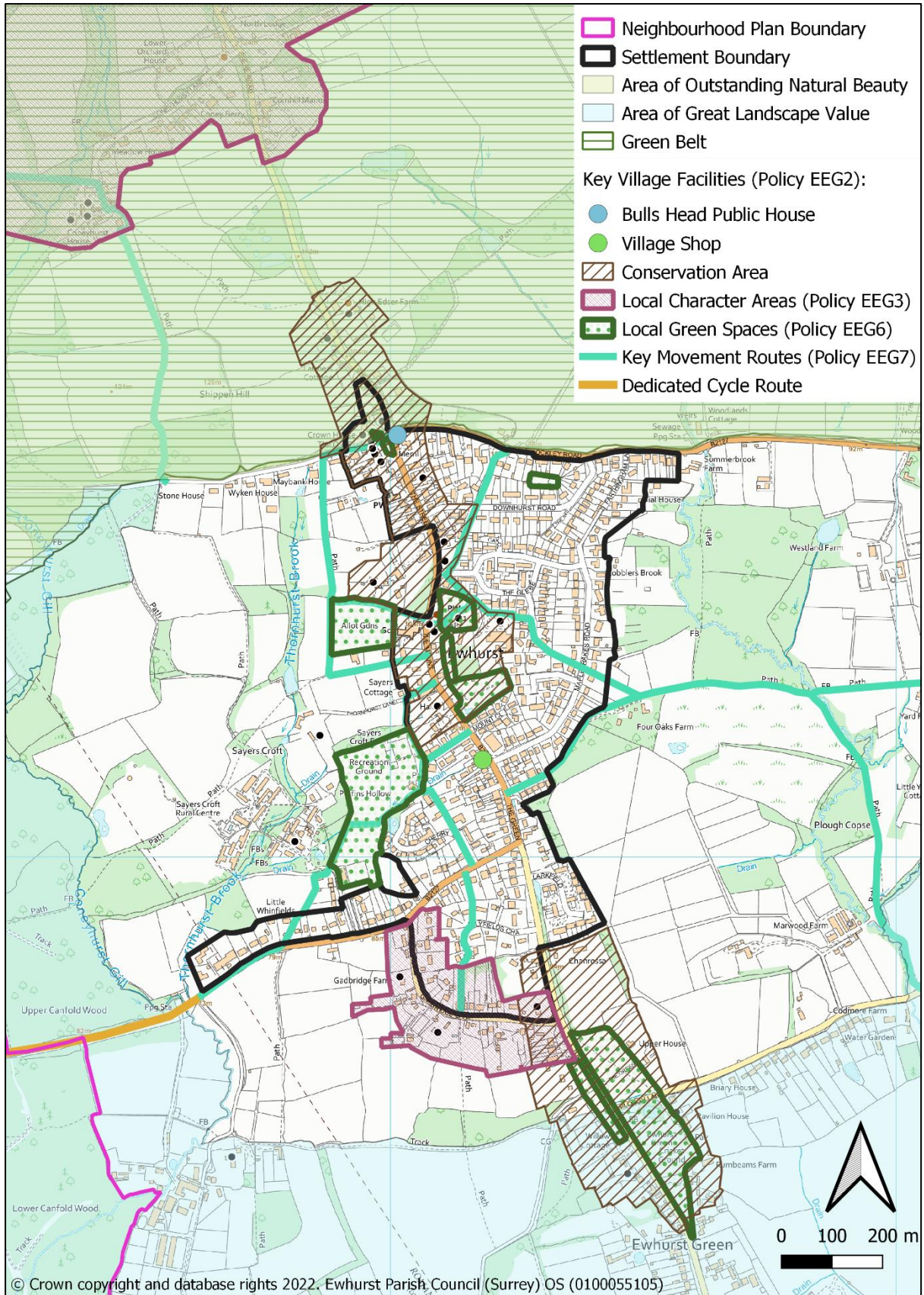


Figure 12.2: Policies Map - village inset

## 13. GLOSSARY

- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Ancient woodland:** Ancient woodland is defined by Natural England as a site that has had a continuous woodland cover since at least 1600 AD. It is an irreplaceable, wildlife-rich habitat, and often includes important archaeological features. Ancient woodland is commonly divided into two broad categories: 'Ancient Semi-natural Woodland' and 'Plantations on Ancient Woodland Sites'.
- **Area of Great Landscape Value (AGLV):** An Area of Great Landscape Value (AGLV) is an area of land in England which is considered to be of high landscape quality with strong distinctive characteristics which make them particularly sensitive to development. The designation was established under the Town and Country Planning Act 1947.
- **Area of Outstanding Natural Beauty:** An area of outstanding natural beauty (AONB) is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty. The Surrey Hills AONB, designated in 1958, principally covers parts of the North Downs and Greensand Ridge in Surrey, England.
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by WBC.
- **Conservation:** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- **Conservation area:** an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Conservation verge:** Verges identified within the Biodiversity Action Plan which are rich in biodiversity potential and which should be managed to maintain and enhance this biodiversity in a way which best balances the competing interests of conservation and road safety. Verges can play a very important part as wildlife corridors for both fauna and flora. "It is not only unusually biodiverse road verges that have conservation value. In the absence of a managed network of wildlife corridors, the road verge is the only way many wild species can range from one fragment of habitat to another." [Germaine Greer,2011].
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Local Plan:** Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change

and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.

- **Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.
- **National Planning Policy Framework (NPPF):** The national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-designated heritage asset:** Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Self-build and custom-build housing:** Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
- **Settlement envelopes:** These identify the areas in the district of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas.



- **Sites of Special Scientific Interest (SSSI):** These are sites designated for their biological or geological interest and give legal protection to a representative sample of some of the best sites in England under the Wildlife and Countryside Act 1981.
- **Sites of Nature Conservation Importance (SNCI):** In Surrey, Local Wildlife Sites are known as Sites of Nature Conservation Importance (SNCI). Although they do not have any statutory status, many Local Sites are equal in quality to the representative sample of sites that make up the series of statutory Sites of Special Scientific Interest (SSSIs).
- **Specialist housing need:** Housing that is delivering against a very specific housing need, for instance housing for older people that might be: age-restricted general market housing, retirement living/sheltered housing, extra care housing, or residential care homes and nursing homes.
- **Strategic environmental assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
- **Wildlife corridor:** Areas of habitat connecting wildlife populations.

## 14. LIST OF EVIDENCE DOCUMENTS

All links correct at 8 October 2021. Evidence documents are also available on the Ewhurst and Ellens Green Parish Council website: <https://www.ewhurstellensgreen-pc.gov.uk/neighbourhood-plan.html>

- [Chris Burnett Associates, Surrey Hills AGLV Review, 2007](#)
- [Design for Homes, Building for a Healthy Life 2020](#)
- [Ewhurst and Ellens Green Buildings of Historic Interest, January 2005](#)
- [Ewhurst and Ellens Green Locally Significant Heritage Assets](#)
- [Ewhurst and Ellens Green Neighbourhood Plan Business Survey, 2015](#)
- [Ewhurst and Ellens Green Neighbourhood Plan Community Facilities and Assets, 2016](#)
- [Ewhurst and Ellens Green Neighbourhood Plan Community Consultation Results, January 2017](#)
- [Ewhurst and Ellens Green Housing Needs Survey, Rural Housing Enabler, Surrey Community Action, October 2013](#)
- [Ewhurst and Ellens Green Neighbourhood Plan Report on Housing Numbers, Mix and Tenure, March 2016](#)
- [Ewhurst and Ellens Green Neighbourhood Plan Residents Survey, November 2015](#)
- [Ewhurst and Ellens Green Neighbourhood Plan: Open Spaces, Green Spaces, Environment, Countryside Report, 2017](#)
- [Ewhurst Green Conservation Area Appraisal and Management Plan, October 2016](#)
- [Ewhurst and Ellens Green Neighbourhood Plan Telecommunications Report, December 2015](#)
- [Ewhurst and Ellens Green Neighbourhood Plan Traffic and Transport Report, January 2016](#)
- [Hankinson Duckett Associates, Surrey Landscape Character Assessment, 2015](#)
- [Housing Quality Indicators, 2011](#)
- [Kirk, Alistair, Ewhurst Civil Parish Biodiversity Report, Surrey Biodiversity Information Centre, January 2016.](#)
- [MHCLG, National Design Guide, 2019](#)
- [MHCLG, National Planning Policy Framework, 2019](#)
- [Office of National Statistics, Census 2011](#)
- [Surrey Hills Area of Great Landscape Value \(AGLV\) Review, 2007](#)
- [Surrey Hills AONB, Building Design into the Surrey Hills](#)
- [Surrey Hills AONB, Management Plan 2020-2025](#)
- [Technical housing standards – nationally described space standard, 2015](#)
- [Waverley Borough Council, Ewhurst Conservation Area Appraisal, 2016](#)
- [Waverley Borough Council, Ewhurst Green Conservation Area Appraisal, 2016](#)
- [Waverley Borough Council Local Plan Part 1, adopted February 2018](#)
- [Waverley Borough Council Local Plan Part 2 \(emerging\), November 2020](#)
- [Waverley Borough Council Space Standards Topic Paper, November 2020](#)
- [Waverley Borough Council, Waverley Settlement Hierarchy, Factual Update 2012](#)
- [UK Police Service, Secured by Design](#)

## APPENDIX A – HOUSING COMPLETIONS AND COMMITMENTS

The following figures have been supplied by Waverley Borough Council as part of the preparation for their most recent Authority Monitoring Report. Policy ALH1 of the LPP1 states that Ewhurst is expected to deliver a minimum of 100 net new dwellings between 1 April 2013 and 31 March 2032. To date, this has been achieved. Discussions with WBC have confirmed that the Parish does not therefore need to allocate sites within the neighbourhood plan.

Parish	Completions 2013-2021	Outstanding Permissions: Small Sites	Outstanding Permissions: Large Sites	Total Commitments	Local Plan allocation in Policy ALH1	Number of dwellings to be allocated
Ewhurst (as at 1st April 2021)	45	16	79	140	100	-40

### Completions

Application Reference	Site Name	Parish	Gross	Net	Completion Year
WA/2011/1167	Highways, Horsham Lane, Ewhurst	Ewhurst	2	1	2014-15
WA/2012/1192	Land opposite The Lodge (Lemens Barn), Hermongers Lane, Rudgwick	Ewhurst	1	1	2014-15
WA/2011/1051	Marwood Farm, Plough Lane, Ewhurst	Ewhurst	1	1	2015-16
WA/2015/2236	Whinfields, Cranleigh Road, Ewhurst	Ewhurst	2	1	2016-17
WA/2015/0261	Honey Brook House, The Avenue, Ewhurst	Ewhurst	2	1	2017-18
WA/2014/2219	Barn Hill Gardens Nursery, Pitch Hill, Ewhurst	Ewhurst	1	1	2018-19
WA/2015/1903	5 Cherry Tree Lane Formerly land at Backward Point) Ewhurst, Cranleigh	Ewhurst	1	1	2018-19
WA/2012/1992	Roseacre, The Street, Ewhurst, Cranleigh	Ewhurst	2	1	2019-20
WA/2015/1903	Cherry Tree Lane, (Formerly Backward Point), Ewhurst, Cranleigh	Ewhurst	12	12	2019-20



<b>WA/2015/1903</b>	Cherry Tree Lane, (Formerley Backward Point), Ewhurst, Cranleigh	Ewhurst	4	4	2019-20
<b>WA/2015/1903</b>	Cherry Tree Lane, (Formerley Backward Point), Ewhurst, Cranleigh	Ewhurst	8	8	2019-20
<b>WA/2015/1903</b>	Cherry Tree Lane, (Formerley Backward Point), Ewhurst, Cranleigh	Ewhurst	5	5	2019-20
<b>WA/2015/1903</b>	Cherry Tree Lane, (Formerley Backward Point), Ewhurst, Cranleigh	Ewhurst	1	1	2019-20
<b>WA/2013/1623</b>	The Wheatsheaf, Horsham Road, Ellens Green, RH12 3AS	Ewhurst	1	1	Unknown
<b>WA/2019/1567</b>	High Copse, Wykehurst Lane, Ewhurst, Cranleigh, GU6 7PF	Ewhurst	1	1	2020-2021
<b>WA/2017/0772</b>	Chanrossa, The Green, Ewhurst, Cranleigh, GU6 7RT	Ewhurst	1	1	2020-2021
<b>WA/2018/1297</b>	Star Daisy Cottage, Coophurst Lane, Ewhurst, Cranleigh, GU6 7SH	Ewhurst	2	1	2020-2021
<b>WA/2016/2441</b>	Blossom House, Coophurst Lane, Ewhurst, Cranleigh, GU6 7SH	Ewhurst	1	1	2020-2021
<b>WA/2018/1898</b>	The Bungalow, Lukyns Farm, Holmbury Road, Ewhurst	Ewhurst	1	0	2020-2021
<b>WA/2018/2132</b>	Lemens Barn Farm, Wykehurst Lane, Ewhurst	Ewhurst	1	1	2020-2021
<b>WA/2017/1535</b>	13 Hermongers Lane, Rudgwick, RH12 3AH	Ewhurst	1	1	2017-2018
			<b>Total</b>	<b>45</b>	

Outstanding permissions

Application Reference	Decision Date	Expiration	Site Name	Parish	Site Size	Gross Permitted	Net Permitted	Commenced ?	Outstanding Net
WA/2017/2388	06/08/2019	05/08/2022	The Bulls Head, The Street, Ewhurst, GU6 7QD	Ewhurst	L	5	5	N	5
WA/2019/0106	12/03/2020	11/03/2023	Backward Point, Cherry Tree Lane, Ewhurst, GU6 7GG	Ewhurst	L	9	8	N	8
WA/2017/0772 WA/2019/1276	18/12/2019	17/12/2022	Land South of Chanrossa, The Green, Horsham Lane, Ewhurst	Ewhurst	L	18	18	Y	17
WA/2017/2362	22/02/2019	21/02/2022	Land at Firethorn Farm and 44 & 45 Larkfield, The Green Ewhurst, GU6 7NP	Ewhurst	L	49	49	N	49
WA/2018/1842	18/01/2019	17/01/2022	Land Rear of June Cottage, Wykehurst Lane, Ewhurst, GU6 7PE	Ewhurst	S	1	1	Y	1
WA/2018/1401	07/12/2018	06/12/2021	Hunters Rest, The Green	Ewhurst	S	2	1	N	1
WA/2017/1456	19/09/2017	01/05/2021	Cherry Cottage, Cox Green, Rudgwick, RH12 3AA	Ewhurst	S	2	1	N	1
WA/2019/0173	28/03/2019	27/03/2022	Barn at Maybanks, Cox Green Road, Rudgwick	Ewhurst	S	1	1	N	1
WA/2017/1090	04/08/2017	04/08/2020	Rumbeams Farm, The Green, Horsham Lane, Ewhurst, GU6 7RR	Ewhurst	S	1	1	Y	1
WA/2017/1183	29/09/2017	01/05/2021	Sansomes Garage, Sansomes Farm, Furzen Lane, Ellens Green, RH12 3AR	Ewhurst	S	1	1	N	1

Ewhurst and Ellens Green Neighbourhood Plan  
Referendum Version

<b>WA/2018/108 9</b>	21/09/2018	24/11/2023	Land East of Ellens Court, Furzen Lane, Ellens Green	Ewhurst	S	1	1	N	1
<b>WA/2019/020 9</b>	06/06/2019	05/06/2022	Little Woolpit, Moon Hall Road, Ewhurst, GU6 7NP	Ewhurst	S	1	0	N	0
<b>WA/2019/055 8</b>	14/01/2020	13/01/2023	Barn between South Lodge and Jays Cottage, Horsham Road, Ellens Green	Ewhurst	S	1	1	N	1
<b>WA/2019/127 4</b>	04/10/2019	03/10/2022	Green Oak, Holmbury Road, Ewhurst, GU6 7SJ	Ewhurst	S	1	0	N	0
<b>WA/2018/102 9</b>	16/08/2018	15/08/2021	The Old Rectory, The Street, Ewhurst	Ewhurst	S	3	3	N	3
<b>WA/2018/153 1</b>	29/10/2018	28/10/2021	Greenside, The Green, Ewhurst	Ewhurst	S	1	0	N	0
<b>WA/2016/233 6</b>	03/11/2017	01/05/2021	Kiln House, Horsham Lane, Ewhurst	Ewhurst	S	1	0	N	0
<b>WA/2020/211 9</b>	19/03/2021	18/03/2024	Maple Stud Equestrian Centre, Cranleigh Road, Ewhurst	Ewhurst	S	2	2	N	2
<b>WA/2020/112 8</b>	29/10/2020	28/10/2023	Land at Gadridge Lane, Ewhurst	Ewhurst	S	1	1	N	1
<b>WA/2020/098 2</b>	20/08/2020	19/08/2023	Hurstlea, The Avenue, Ewhurst	Ewhurst	S	1	0	N	0
<b>WA/2020/069 7</b>	11/08/2020	10/08/2023	Maple Stud Equestrian Centre, Cranleigh Road, Ewhurst	Ewhurst	S	3	3	N	3
<b>WA/2020/005 0</b>	17/07/2020	16/07/2023	High Edser Farm, Shere Road, Ewhurst	Ewhurst	S	2	1	N	1
									<b>Total 97</b>



## **APPENDIX B – EWHURST VILLAGE SETTLEMENT CHARACTER AND HISTORY**

Pitch Hill (257m) is part of the Greensand Escarpment, but most of the Parish lies on the heavy clay of the Low Weald, which in ancient times was a great forest and one of the last areas in the country to become permanently settled. The more established communities of the Tillingbourne Valley would have used the Weald as a source for timber, hunting and grazing stock. The earliest settlers would have been herdsmen who brought their animals over the hills to graze for the summer months but returned to their parent settlements, of Shere and Gomshall, in the winter. Gradually they would have made little encampments in clearings in the forest and, as these became more established, they would have built more substantial dwellings and eventually inhabited them all the year round. This pattern of small, isolated farmsteads and hamlets is known as dispersed settlement and the inhabitants would have enjoyed a greater degree of independence than their counterparts in more established, closely nucleated, villages. Once settlement was established it became necessary for the area to have its own church. The church was founded in the 12th century and the village of Ewhurst then started to grow around it.

The name 'hurst' means 'wood' or, more specifically, 'wooded hill' and is a common ending found in local names – Ewhurst, Coneyhurst, Bramblehurst, Slythhurst, Brookhurst, etc. The name Ewhurst is first recorded in 1179. For the 'Ew' part of the name, the English Place Name Society suggest 'Yew Wood', as in the tree. At that time, a vast quantity of Yew trees abounded in the area. The village sign (1953) shows a ewe (sheep) because of the importance of the medieval wool trade although pasture would not have been a common feature of the area at that time.

The oldest surviving houses in Ewhurst date from the early 1400s, including White Hart House, Coverwood and Oak Cottage at Ellens Green. About a dozen of these early 'hall' houses have been identified in the Parish, dating up to the mid 16<sup>th</sup> century.

The importance of agriculture in the area has not been a consistent feature, with the clay soil being heavy to work. Timber was a valuable managed resource, being used for construction, fencing, barrels and fuel.

The heavy clay and poor roads contributed to the isolated nature of the Parish. An attempt to construct a turnpike road, in 1818, from Bramley to Rudgwick, passing through Cranleigh and Ellens Green, was not a success.

The Victorian and Edwardian periods saw Ewhurst grow into a thriving community with a range of shops and businesses. From the late 19th century, the south facing slopes of the Surrey Hills with their far-reaching views became highly sought-after sites for new houses. The area attracted a broad mix of artistic, intellectual and business people who could afford to commission some of the top architects of the day. In the village, Hazelbank developed with a new grocery store and bakery. In the 1920's, ribbon development started to spread along the Ockley and Cranleigh Roads.

After the First World War, 'plotlands' sprang up in the rural areas to the south of the village. These were small plots sold cheaply to working class town dwellers who wanted to make a new life in the country. These homesteads developed in Horsham Lane and Somersbury Lane and comprised old army huts and little ramshackle bungalows, most of which have been redeveloped.

Sayers Croft is the country's most important surviving example of a camp established for evacuated urban children as part of the government's 1938 National Camps programme. The programme

envisaged that the camps would continue into peacetime use as a means to provide rural health and education to deprived city children, and at Sayers Croft that proud tradition continues to this day. The design principles of the huts on the site were an important precursor to prefabrication techniques which served to provide post-war housing.

Since the War, many large houses have been subdivided or taken over by institutions, such as Woolpits, now the Duke of Kent School, and Malquoits, which became a training centre for Cornhill Insurance and is now a boarding house for Hurtwood House School. Holmbury House is now the Mullard Space Science Laboratory.

Many former shops have been converted to private homes, including Dobins Green (stores), Milk Hill (dairy & butchers), Mount Cottage (sweet shop) and Church Gate Cottage (chemists). Three former public houses are now in residential use and the post office has closed.

Buildings of Historic Interest in the Parish have been recorded and a programme to formally schedule Buildings of Local Merit is being sponsored by the Parish Council.

### **The local vernacular, Local Distinctiveness and the built environment today**

The Parish has a large number of timber framed buildings, with many from the 16th century and some dating back to the 15th century. Many are very small houses built with the abundant supply of local timber providing green oak frames. The oldest house is White Hart House (circa 1400, grade II\* listed). There are some high-status timber framed houses e.g. Somersbury Manor, together with small 2 bay hall houses, such as Bildens, and small smoke bay houses, such as Mascalls.

Local sandstone (Hurtwood stone from the quarry at Pitch Hill) is also seen in local buildings. It is a relatively soft material and the corners of the buildings are often detailed in brickwork 'quoins', as are window and door openings. The stone does not lend itself to being finely dressed but is usually of a more rustic appearance. Coxland (C17) is a substantial stone house; Rumbeams Farm (C18) has walls of random rubble. There are examples of a decorative feature, galletting, where iron stone chips are pressed into the mortar joints. This can be seen at Ivy Cottage, Wykehurst Lane.

Horsham stone can be easily split and was used for roofing, albeit a heavy material with some pieces being four feet in length and requiring a relatively massive supporting structure. Examples of houses in Ewhurst using Horsham Stone can be seen at Bramblehurst, Lower Breache, Mascalls and Old Farm. Stone was also used for flooring.

There is a long tradition of brick and tile making locally with no shortage of raw materials and kiln fuel. In the C17 brick was used mainly for chimneys with framed construction for the main superstructure. However, by C18 brick was the principal building material in the area, including its use to infill timber frames, partly rebuild framed houses or to re-skin them. Brick and tile making sites at 'Norman Marshalls' and Swallow Tiles (just beyond the Parish) are no longer in production but the Wienerberger site in Horsham Lane is a modern brick manufacturer with mechanised production and good reserves of clay.

From the C19, tile hanging was used to weather-proof walls and during the Victorian era it was often highly decorative with a range of specially shaped tiles used to create elaborate patterns. The tile hung cottage, such as Little Woolpit, is the epitome of the Surrey style.

During the C15 the area declined because of agricultural recession and consequently the Parish has very few fine Georgian buildings. The Arts & Crafts style is used in a number of fine country houses on the southern slopes of Pitch Hill. Alfred Powell's 'Long Copse' is in the simple cottage style. Phillip

Webb's 'Coneyhurst' is a leading example of English Arts & Crafts style but the mix is eclectic with Oliver Hill's exotic Moorish influenced 'Marylands' and Christopher Tunor's 'Copse Hill' in the Mediterranean style.

Post-war housing has had a significant impact upon the architectural character of the village. There is a significant stock of single-storey residential units. Modern developments at Lilyfields and Larkfields have integrated with the village fabric thanks, in the main, to a mature landscaping regime. The latter represents the highest density of housing in the village, a product of specific planning policy density requirements, in place at the time.

Despite these modern interventions, there remains a strong local rural identity and a sense of place in the landscape. Housing density is characteristically low, buildings are low-rise (three storey buildings are rare) and any sense of urbanisation has been successfully resisted.

### **Conservation Areas**

#### **Conservation Areas**

The Parish has two Conservation Areas. Ewhurst Conservation Area was designated in 1970. The settlement as it appears today comprises three distinct areas of development. Over time they have become connected but they retain different characters. Ewhurst Conservation Area comprises two of these areas: an open area at the north end of the village with a small green which is flanked by a group of listed buildings and the Bulls Head Pub, the church and surrounding properties. The third area, Ewhurst Green, forms its own CA. Over time, infill development has linked the two areas within the CA together. However, their distinctly different characters remain evident through the use of different street frontages.

The second Conservation Area, Ewhurst Green, was designated in 1974. It lies to the south of the village centre and developed as a separate entity to Ewhurst village and as such has its own character. It is defined by the common land which forms a strong boundary treatment with the open scatter of buildings which contrasts with the much closer development in the village. Despite its close proximity to the village, which has been subject to development over the years resulting in its expansion to the south and east, the CA has retained its rural character and setting.

Neither of the Conservation Areas benefited from a formal Conservation Area Appraisal until 2016. These appraisals are comprehensive, setting out the methodology behind the designation, defining the Special Interest and assessing the features. Management plans are included.

Conservation Area designation gives a degree of planning protection to these areas. Demolition of buildings and walls is controlled. Works to, or felling of, trees are subject to an application for planning approval. Householder permitted development rights are reduced. The designation enables the Local Planning Authority to ensure that the historic character or special interest remains intact and that future development is of high architectural quality that preserves or enhances the Area.

The appraisals are endorsed and referenced by the Village Design Statement and development within these areas should be planned with a sound understanding of the special architectural and historic interest defined within their text.



## APPENDIX C – LOCAL GREEN SPACES

Seven sites are designated as Local Green Spaces. All are small in size and located close to the community. They are each demonstrably special to the local communities they serve and further details about this are provided below. None of the sites are subject to planning applications. The sites are:

1. Deblins/Bull's Head Green
2. Ewhurst Green (Cricket Ground and meadow)
3. Ellens Green Common
4. Ewhurst Allotments field
5. The Recreation Ground
6. Downhurst Road playground
7. Churchyard and cemetery

### 1. Deblins / Bull's Head Green



<b>Description</b>	This is an area of publicly accessible green space, owned and managed by Waverley Borough Council, located opposite the Bull's Head public house in the older part of the village.
<b>Reasonably close proximity to the community it serves?</b>	Deblins/Bulls Head Green is at the centre of the older part of the village.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	The Green is surrounded by houses of historical interest. Old Cottage dates from about 1500, Crown House and Little Crown were formerly the Crown Inn and have Horsham slate roofs. The small brick building on the green is reputed to have been the village mortuary. There are several more old cottages, perhaps the most significant of which is White Hart Hall House, dating from the 15 <sup>th</sup> century and was built as an open hall.
<b>Local in character and is not an extensive tract of land?</b>	The Green is a classic village green, home to a bus shelter and the village sign, and surrounded on three sides by houses of character. It is a small patch of land, possibly ¼ of an acre.

## 2. Ewhurst Green (Cricket Ground and meadow)



<b>Description</b>	This much valued open space is located to southern end of the village and comprises the wilder area, with pond, and the cricket field and facilities.
<b>Reasonably close proximity to the community it serves?</b>	Ewhurst Green is at the south end of the village, leading on from the Street, and is part of the Ewhurst community.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<p>The Green is made up mostly of common land and pond, which is home to Great Crested Newts, and partly of a cricket ground and clubhouse. The road through the Green is bordered with both lime trees and maples the latter, gifted by the Canadian troops, who trained in the area, when they left England at the end of WW2. The Green, designated Common Land, is full of wildflowers in the summer.</p> <p>The cricket green is used extensively in the summer months, both for training and for cricket matches, and the clubhouse is popular as a social venue for players and for local families. It is also used for Ladies Stoolball training and matches.</p>
<b>Local in character and is not an extensive tract of land?</b>	The Green is bounded by houses on both sides of the road and by the village at the north end. It comes to an end shortly past the cricket ground and is not an extensive piece of land.

### 3. Ellens Green Common



<b>Description</b>	An area of open green space in the hamlet of Ellens Green.
<b>Reasonably close proximity to the community it serves?</b>	Ellens Green Common is at the heart of the small hamlet it serves.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	It is demonstrably special to the local community in several ways, specifically as valuable public green space and also, importantly, as an area where cycling groups can meet to hold events as it flanks the Surrey/Sussex Cycleway. It also holds a particular local significance demonstrated by the historic buildings which surround it and are more fully described in Section 7, Policy EEG3 above.
<b>Local in character and is not an extensive tract of land?</b>	Ellens Green Common is a typical small village green, echoing the local rural character of the hamlet of approximate ½ an acre and therefore not to be classed as an extensive tract of land.

#### 4. Ewhurst Allotments



<b>Description</b>	The allotments are owned and managed by the Parish Council.
<b>Reasonably close proximity to the community it serves?</b>	The allotments are just behind the village school, in the heart of the village.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	There are 24 allotments, each taken by a local person and all well looked after. The other half of the allotment field was LEASED to the infant school on a long lease, to be used as a sports field.
<b>Local in character and is not an extensive tract of land?</b>	The allotment field is a rural tract of land with a use specific to local people. It is not an extensive piece of land.



## 5. The Recreation Ground



<b>Description</b>	Owned and managed by the Parish Council, the Recreation Ground is a well-cared for space in the heart of the community, providing a range of facilities and open space.
<b>Reasonably close proximity to the community it serves?</b>	The recreation ground is in the centre of the village.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	The recreation ground provides two full size football pitches and a clubhouse with complete provision for home and away players and referees, with a social room above. There is also a very well equipped playground, tennis courts and a basketball hardstanding. The recreation ground is home to the bi-annual Carnival and is extensively used for picnics and dog walking.
<b>Local in character and is not an extensive tract of land?</b>	The recreation ground is an intrinsic part of village life, located within easy reach of the community. It abuts the non-developed Sayers Croft Field to one side, and woodland belonging to Thornhurst Brook Farm on the other.

6. Downhurst Road playground



<b>Description</b>	Waverley Borough Council own and manage this much-valued space.
<b>Reasonably close proximity to the community it serves?</b>	The playground is just off Downhurst Road, in the centre of this community.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	The playground is owned by Waverley Brough Council and serves the Downhurst Road/Ockley Road young community.  It is an off road children’s play area, with swings and large grassed area and is very well-used.
<b>Local in character and is not an extensive tract of land?</b>	The playground is very much a part of the Downhurst Road community and is a small piece of land, completely given over as a playground.

## 7. Churchyard and cemetery



<b>Description</b>	A peaceful space within the village. The St Peter and St Paul Church of England building has stood on the hill in the centre of the village for over 850 years and the Christian community who meet there reflect the diverse makeup of the village.
<b>Reasonably close proximity to the community it serves?</b>	St Peter and St Paul church is in the centre of the village, opposite the Village Infant School.
<b>Demonstrably special to a local community and holds a particular local significance?</b>	<p>The church, which has Norman origins, has been at the centre of the Ewhurst community for many years, with the village being built around it. All Ewhurst people, whether churchgoers or not, value its integral part in Ewhurst life, the tranquillity it provides, and its significance in being the host to baptisms, weddings and funerals, as well as active Sunday services and social events.</p> <p>The churchyard is now full, but a recently constructed memorial wall allows for ashes to continue to be interred in the graveyard, with memorial plaques on the wall.</p> <p>The Parish cemetery, at the base of the hill, continues to provide a final resting place for people from the Parish.</p> <p>There is a historic pond adjacent to the car park by the burial ground, which is important both for historical reasons and as a valued wildlife habitat.</p>
<b>Local in character and is not an extensive tract of land?</b>	<p>The church has a long local history, having been altered and added to over the centuries. It has strong links with the C of E infant school, which is just over the road.</p> <p>It is a contained piece of land, dedicated to the church, graveyard and cemetery.</p>